

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/3 DUNDEE STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/134 PURINUAN ROAD RESERVOIR VIC 3073	\$523,000	18-Nov-25
4/128 RATHCOWN ROAD RESERVOIR VIC 3073	\$524,000	25-Oct-25
5/5-7 WAGGA ROAD RESERVOIR VIC 3073	\$495,000	12-Nov-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 April 2026


**3/134 PURINUAN ROAD  
RESERVOIR VIC 3073**
 2  1  1

 Sold Price **\$523,000** Sold Date **18-Nov-25**

 Distance **0.38km**

**4/128 RATHCOWN ROAD  
RESERVOIR VIC 3073**
 2  1  1

 Sold Price **\$524,000** Sold Date **25-Oct-25**

 Distance **0.5km**

**5/5-7 WAGGA ROAD RESERVOIR  
VIC 3073**
 2  1  1

 Sold Price **\$495,000** Sold Date **12-Nov-25**

 Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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