

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

3/12 BARRY STREET RESERVOIR VIC 3073

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$539,000

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

3/963 HIGH STREET RESERVOIR VIC 3073	\$490,000	11-Apr-26
4/34 BARTON STREET RESERVOIR VIC 3073	\$530,000	15-Mar-26
1/30 ASHLEY STREET RESERVOIR VIC 3073	\$502,355	18-Feb-26

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: 22 April 2026



**3/963 HIGH STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

^{RS} **\$490,000**

Sold Date

11-Apr-26

Distance

0.1km



**4/34 BARTON STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

^{RS} **\$530,000**

Sold Date

15-Mar-26

Distance

0.4km



**1/30 ASHLEY STREET RESERVOIR
VIC 3073**

2 1 -

Sold Price

\$502,355

Sold Date

18-Feb-26

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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