

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

3/17 OLIVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2025

to

31 Aug 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

4/91 BARTON STREET RESERVOIR VIC 3073

\$630,000

01-Jul-26

4/24 KELSBY STREET RESERVOIR VIC 3073

\$640,000

07-Aug-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: 21 September 2026


**4/91 BARTON STREET RESERVOIR
VIC 3073**

Sold Price

\$630,000

Sold Date

01-Jul-26
 2

 1

 1

Distance

0.8km

**4/24 KELSBY STREET RESERVOIR
VIC 3073**

Sold Price

^{RS} **\$640,000**

Sold Date

07-Aug-26
 2

 1

 1

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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