

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

1/12 MCCOMAS 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2025

to

30 Jun 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

1/6 THACKERAY ROAD RESERVOIR VIC 3073	\$810,000	16-Mar-26
1/148 BOLDREWOOD PARADE RESERVOIR VIC 3073	\$840,000	14-Feb-26
1/34 HOLLY STREET PRESTON VIC 3072	\$830,000	21-Apr-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: 17 July 2026



**1/6 THACKERAY ROAD
RESERVOIR VIC 3073**

3 3 2

Sold Price **\$810,000** Sold Date **16-Mar-26**

Distance **1.13km**



**1/148 BOLDREWOOD PARADE
RESERVOIR VIC 3073**

3 2 2

Sold Price **\$840,000** Sold Date **14-Feb-26**

Distance **1.86km**



**1/34 HOLLY STREET PRESTON VIC
3072**

3 2 2

Sold Price **\$830,000** Sold Date **21-Apr-26**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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