

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

1/224 Spring Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$580,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Reservoir

Period - From 23/06/2025

to

22/06/2026

Source Property Data

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 six 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	182a Spring St RESERVOIR 3073	\$570,000	15/06/2026
2	2/224 Spring St RESERVOIR 3073	\$555,000	05/06/2026
3	1/215 Spring St RESERVOIR 3073	\$630,000	21/01/2026

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 six months.~~

This Statement of Information was prepared on:

23/06/2026 12:51



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

23/06/2025 - 22/06/2026: \$610,000

1/215 Spring on bigger block and not terrace style

Comparable Properties



182a Spring St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 15/06/2026

Rooms: 4

Property Type: House (Res)



2/224 Spring St RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$555,000

Method: Private Sale

Date: 05/06/2026

Rooms: 4

Property Type: Townhouse (Res)



1/215 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 21/01/2026

Property Type: Unit

Land Size: 320 sqm approx