

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

2/12 EVANS CRESCENT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2025

to

31 Jul 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

3/30 STRATHMERTON STREET RESERVOIR VIC 3073	\$646,000	08-Aug-26
3/39 FORDHAM ROAD RESERVOIR VIC 3073	\$660,000	20-Mar-26
2/30 MCMAHON ROAD RESERVOIR VIC 3073	\$700,000	12-Mar-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: 13 August 2026



3/30 STRATHMERTON STREET RESERVOIR VIC 3073

Sold Price

^{RS}

\$646,000

Sold Date

08-Aug-26

2

1

1

Distance

0.08km



3/39 FORDHAM ROAD RESERVOIR VIC 3073

Sold Price

\$660,000

Sold Date

20-Mar-26

2

1

1

Distance

0.19km



2/30 MCMAHON ROAD RESERVOIR VIC 3073

Sold Price

\$700,000

Sold Date

12-Mar-26

2

1

-

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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