

## 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

2/135 BROADWAY RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$638,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2/39 MARCHANT AVENUE RESERVOIR VIC 3073    | \$615,000 | 04-Jun-26 |
| 3/82 TYLER STREET RESERVOIR VIC 3073       | \$675,000 | 23-May-26 |
| 7/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073 | \$637,000 | 23-May-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: 30 July 2026

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## 2/39 MARCHANT AVENUE RESERVOIR VIC 3073

3 1 1

Sold Price **\$615,000** Sold Date **04-Jun-26**

Distance **0.81km**



## 3/82 TYLER STREET RESERVOIR VIC 3073

3 2 2

Sold Price **\$675,000** Sold Date **23-May-26**

Distance **1.78km**



## 7/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073

3 1 1

Sold Price **\$637,000** Sold Date **23-May-26**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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