

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

2/16 Banff Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 16/05/2024

to 15/05/2025

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	4/17 Dundee St RESERVOIR 3073	\$588,000	10/04/2025
2	1/20 Gertz Av RESERVOIR 3073	\$605,900	04/03/2025
3	6/16 Banff St RESERVOIR 3073	\$650,000	28/01/2025

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:

16/05/2025 13:52



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

16/05/2024 - 15/05/2025: \$630,000

Comparable Properties



4/17 Dundee St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$588,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: Unit

Land Size: 204 sqm approx



1/20 Gertz Av RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$605,900

Method: Private Sale

Date: 04/03/2025

Property Type: Unit



6/16 Banff St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 28/01/2025

Property Type: Townhouse (Res)

Land Size: 206 sqm approx

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