

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

2/63 Oconnor Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$720,000

Property Type Townhouse

Suburb Reservoir

Period - From 01/09/2025

to

31/08/2026

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	4/1 Odowd St RESERVOIR 3073	\$715,000	22/07/2026
2	2/2 Gilbank St RESERVOIR 3073	\$734,000	29/06/2026
3	3/17 Bedford St RESERVOIR 3073	\$750,000	11/04/2026

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:

01/09/2026 15:07

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Indicative Selling Price

\$690,000 - \$750,000

Median Townhouse Price

01/09/2025 - 31/08/2026: \$720,000



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/1 Odowd St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$715,000

Method: Private Sale

Date: 22/07/2026

Property Type: Townhouse (Res)



2/2 Gilbank St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$734,000

Method: Sold Before Auction

Date: 29/06/2026

Property Type: Townhouse (Res)



3/17 Bedford St RESERVOIR 3073 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000

Method: Sold Before Auction

Date: 11/04/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996