

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

3/63 LANE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2025

to

31 Aug 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

4/24 KELSBY STREET RESERVOIR VIC 3073	\$640,000	07-Aug-26
4/97 RATHCOWN ROAD RESERVOIR VIC 3073	\$610,000	22-Jul-26
3/81 RATHCOWN ROAD RESERVOIR VIC 3073	\$610,000	11-Apr-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: 16 September 2026

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4/24 KELSBY STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS}
\$640,000

Sold Date **07-Aug-26**

Distance **1.86km**


4/97 RATHCOWN ROAD RESERVOIR VIC 3073

 2  1  1

Sold Price

\$610,000

Sold Date **22-Jul-26**

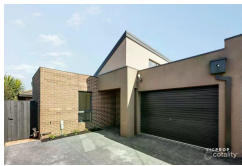
Distance **0.36km**


3/81 RATHCOWN ROAD RESERVOIR VIC 3073

 2  1  1

Sold Price

Sold Date **11-Apr-26**

Distance **0.47km**


4/147 PURINUAN ROAD RESERVOIR VIC 3073

 2  1  1

Sold Price

\$628,000

Sold Date **23-May-26**

Distance **0.52km**
RS = Recent sale

UN = Undisclosed Sale

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