

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

4/827-829 Plenty Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$633,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	5/755 Plenty Rd RESERVOIR 3073	\$470,000	28/05/2026
2	1/3 McLennan PI PRESTON 3072	\$426,500	15/04/2026
3			

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:

03/09/2026 16:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

June quarter 2026: \$633,000

Comparable Properties



5/755 Plenty Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 2 1

Price: \$470,000

Method: Private Sale

Date: 28/05/2026

Rooms: 4

Property Type: Apartment



1/3 McLennan PI PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$426,500

Method: Private Sale

Date: 15/04/2026

Property Type: Apartment

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.