

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

5/66 Dundee Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2025

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	11b Ellerslie St KINGSBURY 3083	\$460,000	09/07/2026
2	3/12 Barry St RESERVOIR 3073	\$520,000	11/05/2026
3	3/20 Oconnor St RESERVOIR 3073	\$470,000	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:

19/08/2026 15:21

5/66 Dundee Street, Reservoir Vic 3073

Mario Butera
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2 1 1

Property Type: Strata Unit -
Conjoined

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending June 2026: \$670,000

Comparable Properties



11b Ellerslie St KINGSBURY 3083 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 09/07/2026

Property Type: Unit

3/12 Barry St RESERVOIR 3073 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 11/05/2026

Property Type: Strata Unit - Conjoined



3/20 Oconnor St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000

Method: Auction Sale

Date: 11/04/2026

Rooms: 4

Property Type: Unit

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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