

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

64 Elinda Place, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$705,000

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	1/1 Johnson St RESERVOIR 3073	\$640,000	31/08/2026
2	11a Mccrae St RESERVOIR 3073	\$641,000	31/07/2026
3	75 Elinda PI RESERVOIR 3073	\$540,000	05/06/2026

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:

29/09/2026 10:36

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Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$705,000
Median Unit Price
June quarter 2026: \$633,000

Comparable Properties



1/1 Johnson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 31/08/2026
Property Type: Unit



11a Mccrae St RESERVOIR 3073 (REI)

Agent Comments



Price: \$641,000
Method: Private Sale
Date: 31/07/2026
Property Type: Unit



75 Elinda Pl RESERVOIR 3073 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 05/06/2026
Rooms: 4
Property Type: House (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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