

Statement of Information Singlesidentialproperty located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

196-198 Albert Street, Reservoir, Vic 3073

Indicative selling price

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

range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$950,000

Property type

House

Suburb

Reservoir

Period - From

01/12/2025

to

28/02/2026

Source



PropTrack

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
5 Hewitt Street, Reservoir, VIC 3073	\$1,700,000	25/10/2025
38 Pleasant View Drive, Preston, VIC 3072	\$1,650,000	26/02/2026
54 Rene Street, Preston, VIC 3072	\$1,459,000	18/09/2025

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:

17/03/2026