

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	301A/51 Johnson Street, Reservoir, Vic 3073
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Indicative selling price

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

Single price \$650,000

Median sale price

Median price	\$668,250	Property type	Unit	Suburb	Reservoir
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Period - From	01/09/2025	to	30/11/2025	Source	 PropTrack
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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
2/20 Grimwade St, Reservoir, VIC 3073	\$545,000	15/08/2025
26/90 Edgars Road, Thomastown, VIC 3074	\$543,500	06/09/2025
2/143 Rathcown Road, Reservoir, VIC 3073	\$620,000	12/06/2025

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: 12/12/2025