

## 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

15/61 EDUARDES STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

12/47-53 EDUARDES STREET RESERVOIR VIC 3073	\$755,000	13-Dec-25
3/11-13 OLIVE STREET RESERVOIR VIC 3073	\$855,000	12-Jul-25
7/26 HARBURY STREET RESERVOIR VIC 3073	\$861,000	30-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 20 February 2026


**12/47-53 EDWARDES STREET  
RESERVOIR VIC 3073**
 3
  2
  1

Sold Price

**\$755,000**

Sold Date

**13-Dec-25**

Distance

**0.04km**

**3/11-13 OLIVE STREET RESERVOIR  
VIC 3073**
 2
  2
  2

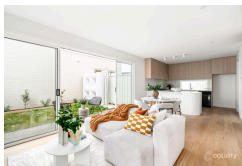
Sold Price

**\$855,000**

Sold Date

**12-Jul-25**

Distance

**0.22km**

**7/26 HARBURY STREET  
RESERVOIR VIC 3073**
 3
  2
  1

Sold Price

**\$861,000**

Sold Date

**30-Aug-25**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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