

## 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

146/2 GREMEL ROAD 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

\$150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2025

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 135/2 GREMEL ROAD RESERVOIR VIC 3073 | \$158,000 | 05-Mar-26 |
| 175/2 GREMEL ROAD RESERVOIR VIC 3073 | \$145,000 | 12-Jun-26 |
| 46/2 GREMEL ROAD RESERVOIR VIC 3073  | \$105,000 | 07-May-26 |

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: 06 July 2026



### 135/2 GREMEL ROAD RESERVOIR VIC 3073

Sold Price

<sup>RS</sup>

**\$158,000**

Sold Date

**05-Mar-26**

 2

 1

 -

Distance

**0.06km**



### 175/2 GREMEL ROAD RESERVOIR VIC 3073

Sold Price

<sup>RS</sup>

**\$145,000**

Sold Date

**12-Jun-26**

 2

 1

 1

Distance

**0.14km**



### 46/2 GREMEL ROAD RESERVOIR VIC 3073

Sold Price

<sup>RS</sup>

**\$105,000**

Sold Date

**07-May-26**

 1

 1

 1

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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