

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

1/25 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$679,000

Property Type Unit

Suburb Reservoir

Period - From 01/01/2026

to

31/03/2026

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	2/52 Miranda Rd RESERVOIR 3073	\$590,000	14/03/2026
2	3/943 High St RESERVOIR 3073	\$600,000	16/01/2026
3	1/215 Spring St RESERVOIR 3073	\$630,000	21/01/2026

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:

17/04/2026 09:17



2 1 1

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



2/52 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit



3/943 High St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 16/01/2026

Property Type: Unit



1/215 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 21/01/2026

Property Type: Unit

Land Size: 320 sqm approx