

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

2/8 Loddon Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Reservoir

Period - From 01/10/2025 to 31/12/2025 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	60 Seston St RESERVOIR 3073	\$640,000	21/02/2026
2	70 Kirby St RESERVOIR 3073	\$624,000	10/11/2025
3			

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:

25/03/2026 11:44

2/8 Loddon Avenue, Reservoir Vic 3073

Stephanie Lentini
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median House Price
December quarter 2025: \$1,005,000

Comparable Properties



60 Seston St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$640,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 329 sqm approx



70 Kirby St RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 1

Price: \$624,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: House (Res)

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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