

## 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

3/100 CHEDDAR ROAD RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1/81 ARUNDEL AVENUE RESERVOIR VIC 3073	\$612,500	31-May-25
2/32 ORRONG AVENUE RESERVOIR VIC 3073	\$579,000	04-Mar-25
2/7 ELSEY ROAD RESERVOIR VIC 3073	\$607,000	15-Mar-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: 16 June 2025



**1/81 ARUNDEL AVENUE  
RESERVOIR VIC 3073**

 2  1  1

Sold Price <sup>RS</sup> **\$612,500** <sup>UN</sup> Sold Date **31-May-25**

Distance **0.66km**



**2/32 ORRONG AVENUE  
RESERVOIR VIC 3073**

 2  1  1

Sold Price **\$579,000** Sold Date **04-Mar-25**

Distance **1.99km**



**2/7 ELSEY ROAD RESERVOIR VIC  
3073**

 2  1  1

Sold Price **\$607,000** Sold Date **15-Mar-25**

Distance **1.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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