

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

36 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$974,250

Property Type House

Suburb Reservoir

Period - From 01/07/2025

to

30/09/2025

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	16 Elizabeth Ct RESERVOIR 3073	\$730,000	08/11/2025
2	47 Orrong Av RESERVOIR 3073	\$728,000	25/10/2025
3	1 Bogong Ct RESERVOIR 3073	\$731,000	18/10/2025

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:

01/12/2025 15:58



Rooms: 5
Property Type: House (Res)
Land Size: 724.431 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



16 Elizabeth Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 534 sqm approx



47 Orrong Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$728,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 375 sqm approx



1 Bogong Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$731,000
Method: Auction Sale
Date: 18/10/2025
Rooms: 5
Property Type: House (Res)
Land Size: 435 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100