

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2025

to

31 Jan 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

3/81 ARUNDEL AVENUE RESERVOIR VIC 3073	\$585,000	05-Dec-25
4/146-148 HICKFORD STREET RESERVOIR VIC 3073	\$590,000	07-Feb-26
1/71 CROOKSTON ROAD RESERVOIR VIC 3073	\$625,000	09-Nov-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: 19 February 2026



**3/81 ARUNDEL AVENUE
RESERVOIR VIC 3073**

2 1 1

Sold Price ^{RS} **\$585,000** Sold Date **05-Dec-25**

Distance **0.66km**



**4/146-148 HICKFORD STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **07-Feb-26**

Distance **0.85km**



**1/71 CROOKSTON ROAD
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$625,000** Sold Date **09-Nov-25**

Distance **1.42km**

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

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