

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

2/72 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2024

to

30 Nov 2025

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

2/8 CUTHBERT ROAD RESERVOIR VIC 3073	\$846,000	15-Nov-25
1/33 KELSBY STREET RESERVOIR VIC 3073	\$930,000	15-Nov-25
19B LISTON AVENUE RESERVOIR VIC 3073	\$975,000	23-Jul-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 December 2025



**2/8 CUTHBERT ROAD RESERVOIR
VIC 3073**

 3  2  2

Sold Price

^{RS} **\$846,000**

Sold Date

15-Nov-25

Distance

1.08km



**1/33 KELSBY STREET RESERVOIR
VIC 3073**

 3  2  1

Sold Price

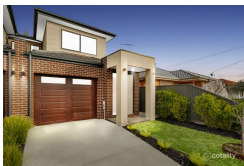
^{RS} **\$930,000**

Sold Date

15-Nov-25

Distance

1.67km



**19B LISTON AVENUE RESERVOIR
VIC 3073**

 3  2  1

Sold Price

\$975,000

Sold Date

23-Jul-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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