

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

3/39 Fordham Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$670,000 Property Type Unit 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	7/32 Lane Cr RESERVOIR 3073	\$600,000	25/02/2026
2	4/146-148 Hickford St RESERVOIR 3073	\$590,000	07/02/2026
3	2/13 Newton St RESERVOIR 3073	\$630,000	19/11/2025

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:

11/03/2026 14:03



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



7/32 Lane Cr RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 25/02/2026

Rooms: 3

Property Type: Townhouse (Res)



4/146-148 Hickford St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)



2/13 Newton St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Res)