

## 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

102 RADFORD ROAD RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Reservoir

Period-from

01 Mar 2025

to

28 Feb 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

74 RADFORD ROAD RESERVOIR VIC 3073	\$910,000	25-Sep-24
104 RADFORD ROAD RESERVOIR VIC 3073	\$920,000	05-May-25
2 FLORENCE CLOSE RESERVOIR VIC 3073	\$990,000	30-May-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 March 2026



**74 RADFORD ROAD RESERVOIR  
VIC 3073**

 3  2  2

Sold Price

**\$910,000**

Sold Date **25-Sep-24**

Distance **0.29km**



**104 RADFORD ROAD RESERVOIR  
VIC 3073**

 3  1  2

Sold Price

**\$920,000**

Sold Date **05-May-25**

Distance **0.02km**



**2 FLORENCE CLOSE RESERVOIR  
VIC 3073**

 3  2  4

Sold Price

**\$990,000**

Sold Date **30-May-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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