

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

2/167 RATHCOWN 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Other

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

2/746 HIGH STREET RESERVOIR VIC 3073	\$680,000	04-Jan-26
3/121 CHEDDAR ROAD RESERVOIR VIC 3073	\$585,000	20-Jan-26
3/165 RATHCOWN ROAD RESERVOIR VIC 3073	\$635,000	17-Dec-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: 17 March 2026

Julian Vocale

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**2/746 HIGH STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$680,000

Sold Date

04-Jan-26

Distance

2.13km



**3/121 CHEDDAR ROAD RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$585,000

Sold Date

20-Jan-26

Distance

0.69km



**3/165 RATHCOWN ROAD
RESERVOIR VIC 3073**

 2  2  1

Sold Price

\$635,000

Sold Date

17-Dec-25

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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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

4/167 RATHCOWN 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

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

2/746 HIGH STREET RESERVOIR VIC 3073	680000	04-Jan-26
3/121 CHEDDAR ROAD RESERVOIR VIC 3073	585000	19-Jan-26
3/165 RATHCOWN ROAD RESERVOIR VIC 3073	635000	17-Dec-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: 25 February 2026

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2/746 HIGH STREET RESERVOIR VIC 3073

2 1 1

Sold Price

680000

Sold Date **04-Jan-26**

Distance -



3/121 CHEDDAR ROAD RESERVOIR VIC 3073

2 1 1

Sold Price

^{RS} **585000**

Sold Date **19-Jan-26**

Distance -



3/165 RATHCOWN ROAD RESERVOIR VIC 3073

2 2 1

Sold Price

635000

Sold Date **17-Dec-25**

Distance -

RS = Recent sale UN = Undisclosed Sale

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