

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

36 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$974,250

Property Type House

Suburb Reservoir

Period - From 01/07/2025

to 30/09/2025

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	57 Glasgow Av RESERVOIR 3073	\$781,000	28/11/2025
2	16 Elizabeth Ct RESERVOIR 3073	\$730,000	08/11/2025
3	80 Winter Cr RESERVOIR 3073	\$770,000	08/11/2025

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:

12/12/2025 17:00



 3  1  4

Property Type: House

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

September quarter 2025: \$974,250

Comparable Properties



57 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$781,000

Method: Sold Before Auction

Date: 28/11/2025

Rooms: 5

Property Type: House (Res)

Land Size: 592 sqm approx



16 Elizabeth Ct RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

Price: \$730,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 534 sqm approx



80 Winter Cr RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$770,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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