

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

3/113 BOLDREWOOD PARADE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Other

Suburb

Reservoir

Period-from

01 Jul 2025

to

30 Jun 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

1/33 WHITELAW STREET RESERVOIR VIC 3073	\$1,060,000	08-Nov-25
2B LANE CRESCENT RESERVOIR VIC 3073	\$955,000	06-Jun-25
2A LANE CRESCENT RESERVOIR VIC 3073	\$955,000	25-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: 15 July 2026



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

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Sold Price **\$1,060,000** Sold Date **08-Nov-25**

Distance **0.56km**



**2B LANE CRESCENT RESERVOIR
VIC 3073**

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Sold Price **\$955,000** Sold Date **06-Jun-25**

Distance **0.6km**



**2A LANE CRESCENT RESERVOIR
VIC 3073**

 -  -  -

Sold Price Sold Date **25-May-25**

Distance **0.6km**



**LOT 9 TEMPLE DRIVE
THOMASTOWN VIC 3074**

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Sold Price - Sold Date **09-Sep-25**

Distance **2.9km**



**LOT 8 TEMPLE DRIVE
THOMASTOWN VIC 3074**

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Sold Price Sold Date **09-Sep-25**

Distance **2.91km**

RS = Recent sale

UN = Undisclosed Sale

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