

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/106 BROADWAY RESERVOIR VIC 3073    | \$868,000 | 11-Dec-25 |
| 1/33 MCMAHON ROAD RESERVOIR VIC 3073 | -         | 07-May-26 |
| 3/7 ODOWD STREET RESERVOIR VIC 3073  | \$850,000 | 07-Feb-26 |

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: 28 July 2026



**2/106 BROADWAY RESERVOIR VIC 3073**

Sold Price

**\$868,000**

Sold Date

**11-Dec-25**

 3

 -

 -

Distance

**0.3km**



**1/33 MCMAHON ROAD RESERVOIR VIC 3073**

Sold Price

<sup>RS</sup> <sup>UN</sup>

Sold Date

**07-May-26**

 3

 2

 1

Distance

**0.44km**



**3/7 ODOWD STREET RESERVOIR VIC 3073**

Sold Price

**\$850,000**

Sold Date

**07-Feb-26**

 2

 2

 2

Distance

**0.65km**



**4/33 SHAND ROAD RESERVOIR VIC 3073**

Sold Price

**\$1,075,000**

Sold Date

**25-Mar-26**

 3

 2

 1

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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