

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 DORRINGTON AVENUE 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Reservoir

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 69 SUMMERHILL ROAD RESERVOIR VIC 3073 | \$750,000 | 12-May-26 |
| 53 ANDREWS AVENUE RESERVOIR VIC 3073  | \$790,000 | 23-Jul-26 |
|                                       |           |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**69 SUMMERHILL ROAD  
RESERVOIR VIC 3073**

 3  1  2

Sold Price **\$750,000** Sold Date **12-May-26**

Distance **0.14km**



**53 ANDREWS AVENUE RESERVOIR  
VIC 3073**

 3  1  1

Sold Price <sup>RS</sup> **\$790,000** Sold Date **23-Jul-26**

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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