

## 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

3/6 HORTON STREET 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

\$879,000

&

\$919,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2024

to

30 Nov 2025

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

1/26 YORK STREET RESERVOIR VIC 3073	\$860,000	03-Dec-25
1E CARRINGTON ROAD RESERVOIR VIC 3073	\$880,000	31-Jul-25
1/86 TYLER STREET RESERVOIR VIC 3073	\$888,000	05-Jul-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 December 2025



**1/26 YORK STREET RESERVOIR  
VIC 3073**

3 2 2

Sold Price <sup>RS</sup> **\$860,000** <sup>UN</sup> Sold Date **03-Dec-25**

Distance **0.49km**

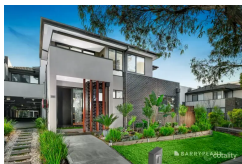


**1E CARRINGTON ROAD  
RESERVOIR VIC 3073**

3 2 2

Sold Price <sup>RS</sup> **\$880,000** Sold Date **31-Jul-25**

Distance **0.45km**



**1/86 TYLER STREET RESERVOIR  
VIC 3073**

3 2 2

Sold Price **\$888,000** Sold Date **05-Jul-25**

Distance **3.91km**

RS = Recent sale

UN = Undisclosed Sale

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