

## 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

81 SUMMERHILL ROAD RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,500

Property type

House

Suburb

Reservoir

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 NISBETT STREET RESERVOIR VIC 3073	\$1,025,000	03-May-25
8 HOSKEN STREET RESERVOIR VIC 3073	\$1,055,000	26-Apr-25
32/32A FULHAM GROVE RESERVOIR VIC 3073	\$1,110,000	12-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 May 2025



**2 NISBETT STREET RESERVOIR VIC 3073**

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **03-May-25**

6 2 -

Distance **0.92km**



**8 HOSKEN STREET RESERVOIR VIC 3073**

Sold Price <sup>RS</sup> **\$1,055,000** Sold Date **26-Apr-25**

3 2 2

Distance **3.43km**



**32/32A FULHAM GROVE  
RESERVOIR VIC 3073**

Sold Price <sup>RS</sup> **\$1,110,000** Sold Date **12-May-25**

4 2 2

Distance **-**

**RS** = Recent sale

**UN** = Undisclosed Sale

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