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	76 Summerhill Road, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $730,000 & $800,000

Median sale price

Median price $890,000 Property Type House Suburb Reservoir

Period - From 05/05/2024 to 04/05/2025 Source Property Data

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 six 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	31 Evans Cr RESERVOIR 3073	$750,000	28/03/2025
2	44 Purinuan Rd RESERVOIR 3073	$747,000	04/03/2025
3	66 Whitelaw St RESERVOIR 3073	$766,000	15/02/2025

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 six months.~~

This Statement of Information was prepared on: 05/05/2025 11:43

76 Summerhill Road, Reservoir Vic 3073

Nelson Alexander



4 1 3

Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median House Price
05/05/2024 - 04/05/2025: $890,000

Comparable Properties



31 Evans Cr RESERVOIR 3073 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments



44 Purinuan Rd RESERVOIR 3073 (REI)

4 1 2

Price: $747,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 762 sqm approx

Agent Comments



66 Whitelaw St RESERVOIR 3073 (REI)

3 1 2

Price: $766,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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