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	13 Dorrington Avenue, Reservoir Vic 3073
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$800,000 &	\$850,000
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Median sale price

Median price	\$901,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	5 Ludeman Ct RESERVOIR 3073	\$835,000	28/06/2025
2	7 Braithwaite St RESERVOIR 3073	\$850,000	24/05/2025
3	6 Summerhill Rd RESERVOIR 3073	\$812,500	26/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Property Type: House (Res) Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median House Price**

Year ending June 2025: \$901,000

Comparable Properties



5 Ludeman Ct RESERVOIR 3073 (REI)





Agent Comments

Price: \$835,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 382 sqm approx



7 Braithwaite St RESERVOIR 3073 (REI)





Agent Comments

Price: \$850,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res)



6 Summerhill Rd RESERVOIR 3073 (REI/VG)





Price: \$812,500 Method: Auction Sale Date: 26/04/2025

Rooms: 5

Property Type: House (Res) Land Size: 663 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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