

# 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

6 Legh 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)

Range between \$1,120,000 & \$1,170,000

### Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2026 to 31/03/2026 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	Price	Date of sale
1	11 Lane Cr RESERVOIR 3073	\$1,125,000	24/02/2026
2	104 Glasgow Av RESERVOIR 3073	\$1,200,000	20/12/2025
3	58 Lawley St RESERVOIR 3073	\$1,150,000	22/11/2025

**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:

17/04/2026 17:15



**Rooms:** 7

**Property Type:** House

**Land Size:** 762 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,120,000 - \$1,170,000

**Median House Price**

March quarter 2026: \$950,000

## Comparable Properties



**11 Lane Cr RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,125,000

**Method:** Sold Before Auction

**Date:** 24/02/2026

**Property Type:** House (Res)



**104 Glasgow Av RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** House



**58 Lawley St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 747 sqm approx

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