

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

1/14 Allenby Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$679,000 Property Type Unit 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	2/21 Dumbarton St RESERVOIR 3073	\$800,000	07/03/2026
2	2/61 Barton St RESERVOIR 3073	\$875,000	29/01/2026
3	2/24 Henty St RESERVOIR 3073	\$820,000	23/12/2025

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:

21/04/2026 09:54



 3  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
March quarter 2026: \$679,000

Comparable Properties



2/21 Dumbarton St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$800,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Unit
Land Size: 371 sqm approx



2/61 Barton St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  1

Price: \$875,000
Method: Private Sale
Date: 29/01/2026
Rooms: 5
Property Type: Unit
Land Size: 303 sqm approx



2/24 Henty St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 23/12/2025
Property Type: Unit

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