

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

26 Allenby Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$880,000

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 | 52 Allenby Av RESERVOIR 3073 | \$910,000 | 11/04/2026 |
| 2 | 1055 High St RESERVOIR 3073 | \$965,000 | 21/01/2026 |
| 3 | 15 Glasgow Av RESERVOIR 3073 | \$950,000 | 25/10/2025 |

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:

23/04/2026 17:02



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$880,000
Median House Price
March quarter 2026: \$950,000

Comparable Properties



52 Allenby Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 667 sqm approx



1055 High St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$965,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 955 sqm approx



15 Glasgow Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 965 sqm approx

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