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

Single price: $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	4/64 Broadhurst Av RESERVOIR 3073	$825,000	27/04/2026
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: 18/05/2026 14:05

1/14 Allenby Avenue, Reservoir Vic 3073

BARRYPLANT



3 2 2

Property Type: Unit

Agent Comments

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

Comparable Properties



4/64 Broadhurst Av RESERVOIR 3073 (REI)

3 1 2

Price: $825,000
Method: Private Sale
Date: 27/04/2026
Property Type: Unit

Agent Comments



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

3 2 1

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

Agent Comments



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

3 2 2

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

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE

propertydata.com.au

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