

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

40 Lloyd Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$890,000

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	26 Lloyd Av RESERVOIR 3073	\$790,000	15/04/2026
2	11 Tunaley Pde RESERVOIR 3073	\$940,000	23/02/2026
3	23 Lloyd Av RESERVOIR 3073	\$950,000	23/02/2026

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:

25/05/2026 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median House Price
March quarter 2026: \$950,000

Comparable Properties



26 Lloyd Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 15/04/2026
Property Type: House
Land Size: 544 sqm approx



11 Tunaley Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$940,000
Method: Sold Before Auction
Date: 23/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 586 sqm approx



23 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 564 sqm approx

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