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 Lockton Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $800,000 & $840,000

Median sale price

Median price $951,500 Property Type House Suburb Reservoir

Period - From 01/04/2026 to 30/06/2026 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	138 Mcbryde St FAWKNER 3060	$834,200	01/08/2026
2	22 Twyford St FAWKNER 3060	$870,000	15/05/2026
3	42 Moira Av RESERVOIR 3073	$887,000	28/02/2026

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: 17/08/2026 10:37

26 Lockton Avenue, Reservoir Vic 3073

BARRYPLANT

3 1 1

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $840,000
Median House Price
June quarter 2026: $951,500

Comparable Properties

138 Mcbryde St FAWKNER 3060 (REI)

3 1 3

Price: $834,200
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

22 Twyford St FAWKNER 3060 (REI/VG)

3 1 4

Price: $870,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 543.52 sqm approx

Agent Comments

42 Moira Av RESERVOIR 3073 (REI/VG)

3 1 2

Price: $887,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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