

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

3/24 TYLER STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

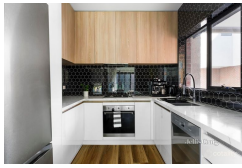
3/34 TYLER STREET PRESTON VIC 3072	\$660,500	01-Apr-25
1/24 CREVELLI STREET RESERVOIR VIC 3073	\$600,000	30-Apr-25
3/4 CLINGIN STREET RESERVOIR VIC 3073	\$588,888	21-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025

Benjamin Nash
M 0431185305
E Ben@askproperty.melbourne



3/34 TYLER STREET PRESTON VIC 3072

Sold Price

\$660,500

Sold Date

01-Apr-25

2

2

1

Distance

0.1km



1/24 CREVELLI STREET RESERVOIR VIC 3073

Sold Price

\$600,000

Sold Date

30-Apr-25

2

1

1

Distance

0.61km



3/4 CLINGIN STREET RESERVOIR VIC 3073

Sold Price

\$588,888

Sold Date

21-Jun-25

2

1

1

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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