

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

213 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Preston

Period - From 01/04/2025

to

30/06/2025

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	524 Murray Rd PRESTON 3072	\$1,036,000	24/05/2025
2	10 Ruby St PRESTON 3072	\$950,000	31/05/2025
3	257 Raglan St PRESTON 3072	\$980,000	26/04/2025

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:

24/07/2025 16:55



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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2025: \$1,210,000



3 1 2

Property Type:

Agent Comments

Comparable Properties



524 Murray Rd PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$1,036,000

Method:

Date: 24/05/2025

Property Type: House



10 Ruby St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 548 sqm approx



257 Raglan St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$980,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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