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	16 Foley Avenue, Preston Vic 3072

Indicative selling price

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

Single price $990,000

Median sale price

Median price $1,250,000 Property Type House Suburb Preston

Period - From 01/07/2025 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	7 Sheila St PRESTON 3072	$975,000	25/07/2026
2	7 Gordon Gr PRESTON 3072	$1,000,000	02/05/2026
3	32 Beauchamp St PRESTON 3072	$1,000,000	02/05/2026

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: 18/09/2026 16:31

HAUGHTON STOTTS



2 1 4

Rooms: 8
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price
$990,000
Median House Price
Year ending June 2026: $1,250,000

Comparable Properties



7 Sheila St PRESTON 3072 (REI)

3 1 3

Price: $975,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



7 Gordon Gr PRESTON 3072 (REI)

3 1 3

Price: $1,000,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



32 Beauchamp St PRESTON 3072 (REI)

3 1 -

Price: $1,000,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)

Agent Comments

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374

REIV THE DIFFERENCE

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