

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

10 Pender Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,187,500

Property Type House

Suburb Preston

Period - From 01/01/2025

to 31/03/2025

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	140 Bruce St PRESTON 3072	\$1,600,000	31/05/2025
2	56 Pender St PRESTON 3072	\$1,629,000	22/05/2025
3	25 Austral Av PRESTON 3072	\$1,680,000	23/02/2025

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:

26/06/2025 10:34



4 3 2

Property Type:

Agent Comments

Comparable Properties



140 Bruce St PRESTON 3072 (REI)

Agent Comments

4 2 2

Price: \$1,600,000

Method:

Date: 31/05/2025

Property Type: House



56 Pender St PRESTON 3072 (REI)

Agent Comments

4 2 1

Price: \$1,629,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res)



25 Austral Av PRESTON 3072 (REI/VG)

Agent Comments

4 2 1

Price: \$1,680,000

Method: Auction Sale

Date: 23/02/2025

Property Type: House (Res)

Land Size: 381 sqm approx