

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

176 Miller Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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 | 49 Robeson St PRESTON 3072 | \$1,270,000 | 20/06/2025 |
| 2 | 26 Warrs Av PRESTON 3072 | \$1,355,000 | 28/05/2025 |
| 3 | 32 Cramer St PRESTON 3072 | \$1,295,000 | 29/03/2025 |

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:

02/07/2025 12:49

**Rooms:** 8**Property Type:** House (Previously Occupied - Detached)**Land Size:** 483 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2025: \$1,187,500

Comparable Properties

**49 Robeson St PRESTON 3072 (REI)**

Agent Comments

**Price:** \$1,270,000**Method:** Private Sale**Date:** 20/06/2025**Property Type:** House (Res)**Land Size:** 468 sqm approx**26 Warrs Av PRESTON 3072 (REI)**

Agent Comments

**Price:** \$1,355,000**Method:** Sold Before Auction**Date:** 28/05/2025**Property Type:** House (Res)**32 Cramer St PRESTON 3072 (REI/VG)**

Agent Comments

**Price:** \$1,295,000**Method:** Private Sale**Date:** 29/03/2025**Property Type:** House**Land Size:** 700 sqm approx

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