Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,295,000

Property offered for sale

Address	176 Miller Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,187,500	Pro	perty 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.

Ad	dress 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

OR

3

32 Cramer St PRESTON 3072

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



29/03/2025





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)

Price: \$1,270,000 Method: Private Sale Date: 20/06/2025

Property Type: House (Res) Land Size: 468 sqm approx

Agent Comments



26 Warrs Av PRESTON 3072 (REI)





Price: \$1,355,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: House (Res)

Agent Comments



32 Cramer St PRESTON 3072 (REI/VG)

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





Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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