

# 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

11 South Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### 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	451 Murray Rd PRESTON 3072	\$1,060,000	14/06/2025
2	25 Penola St PRESTON 3072	\$1,083,000	09/05/2025
3	201 Tyler St PRESTON 3072	\$1,015,000	17/04/2025

**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:

10/07/2025 10:54



3 1 1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 372 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2025: \$1,210,000

## Comparable Properties



**451 Murray Rd PRESTON 3072 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 419 sqm approx



**25 Penola St PRESTON 3072 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,083,000  
**Method:** Sold Before Auction  
**Date:** 09/05/2025  
**Property Type:** House (Res)



**201 Tyler St PRESTON 3072 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372