## 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	11 South Street, Preston Vic 3072
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,210,000	Pro	perty 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









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)

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3

1

**3** 2

Price: \$1,060,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (

**Property Type:** House (Res) **Land Size:** 419 sqm approx

**Agent Comments** 



25 Penola St PRESTON 3072 (REI)

•

3



1



Price: \$1,083,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: House (Res)

**Agent Comments** 



201 Tyler St PRESTON 3072 (REI)

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3

Price: \$1,015,000

Method: Private Sale Date: 17/04/2025 Property Type: House



**a** ′₃

Agent Comments

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





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