

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

3 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

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 | 64 Regent St PRESTON 3072 | \$1,340,000 | 22/03/2025 |
| 2 | 32 Cramer St PRESTON 3072 | \$1,295,000 | 09/03/2025 |
| 3 | 102 Murray St PRESTON 3072 | \$1,305,000 | 22/01/2025 |

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:

11/07/2025 15:48



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4 2 3

Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
June quarter 2025: \$1,210,000

Comparable Properties



64 Regent St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$1,340,000
Method:
Date: 22/03/2025
Property Type: House



32 Cramer St PRESTON 3072 (REI)

Agent Comments

4 2 3

Price: \$1,295,000
Method:
Date: 09/03/2025
Property Type: House



102 Murray St PRESTON 3072 (REI)

Agent Comments

6 4 4

Price: \$1,305,000
Method:
Date: 22/01/2025
Property Type: House

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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