

# 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 Bellarine 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 \$1,300,000

&

\$1,400,000

### 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	17 Leicester St PRESTON 3072	\$1,315,000	28/06/2025
2	48 Goldsmith Av PRESTON 3072	\$1,386,000	21/06/2025
3	57 Spring St PRESTON 3072	\$1,325,000	12/04/2025

**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:

14/07/2025 18:05



**Property Type:** House

**Land Size:** 557 sqm approx

**Agent Comments**

Built 1988, great quality brick home, over two levels, open plan kitchen/living, separate lounge / dining, double garage , upstairs great master with WIR and ensuite, separate main bathroom and great backyard. Including enclosed salt water spa.

## Comparable Properties



**17 Leicester St PRESTON 3072 (REI)**



**Price:** \$1,315,000

**Method:** Sold Before Auction

**Date:** 28/06/2025

**Property Type:** House

**Agent Comments**

In close proximity and similar land size, condition of Bellarine is superior but comparable homes



**48 Goldsmith Av PRESTON 3072 (REI)**



**Price:** \$1,386,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** House (Res)

**Agent Comments**

Excellent comparable as in close proximity, similar condition and accommodation



**57 Spring St PRESTON 3072 (REI/VG)**



**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 12/04/2025

**Property Type:** House

**Land Size:** 470 sqm approx

**Agent Comments**

Similar condition and in close proximity, Bellarine is superior in location, superior street, and slightly bigger block