## 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

Range between \$1,300,000	&	\$1,400,000
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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	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





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> **Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** June guarter 2025: \$1,210,000



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

Account - Jellis Craig | P: 03 9379 2000





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