## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 Currawong St, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$879,000		&		\$965,000			
Median sale pr	rice							
Median price	\$600,500	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Wilkinson St RESERVOIR 3073	\$950,000	27/06/2025
2	25 Coomalie Cr HEIDELBERG WEST 3081	\$940,000	16/06/2025
3	137 Oriel Rd BELLFIELD 3081	\$892,000	04/04/2025

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:

09/07/2025 11:24

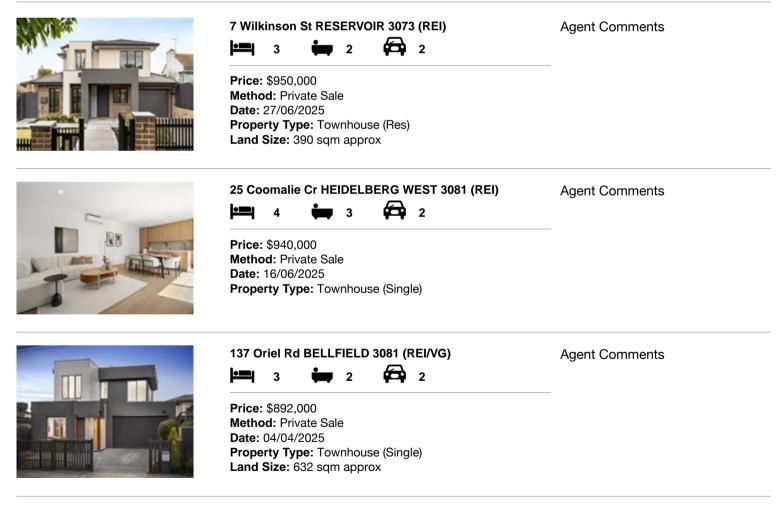






**Property Type:** Agent Comments Indicative Selling Price \$879,000 - \$965,000 Median Unit Price Year ending June 2025: \$600,500

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999



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