

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

21 Currawong St, Preston Vic 3072

Indicative selling price

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

Range between \$879,000

&

\$965,000

Median sale price

Median price \$600,500

Property Type Unit

Suburb Preston

Period - From 01/07/2024

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	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



7 Wilkinson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Res)
Land Size: 390 sqm approx



25 Coomalie Cr HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 16/06/2025
Property Type: Townhouse (Single)



137 Oriel Rd BELLFIELD 3081 (REI/VG)

Agent Comments



Price: \$892,000
Method: Private Sale
Date: 04/04/2025
Property Type: Townhouse (Single)
Land Size: 632 sqm approx

Account - Marshall White | P: 03 9822 9999



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