

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

2b VICTORIA STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,174,000

Property type

House

Suburb

Preston

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

22 BINGO STREET PRESTON VIC 3072	\$1,180,000	15-Feb-25
174B GOOCH STREET THORNBURY VIC 3071	\$1,290,000	05-Apr-25
6 WALSH AVENUE THORNBURY VIC 3071	\$1,380,000	14-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025

Tamer Genc

M 0423331114

E tgenic@barryplant.com.au



22 BINGO STREET PRESTON VIC 3072

Sold Price

\$1,180,000

Sold Date

15-Feb-25



Distance

0.44km



174B GOOCH STREET THORBURY VIC 3071

Sold Price

\$1,290,000

Sold Date

05-Apr-25



Distance

0.79km



6 WALSH AVENUE THORBURY VIC 3071

Sold Price

^{RS} **\$1,380,000** ^{UN}

Sold Date

14-Feb-25



Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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