

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

40 Ruby Street, Preston Vic 3072

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$1,275,500

Property Type

House

Suburb

Preston

Period - From

01/01/2026

to

31/03/2026

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	8 Irene St PRESTON 3072	\$820,000	02/04/2026
2	148 Albert St PRESTON 3072	\$820,000	20/03/2026
3	122 Tyler St PRESTON 3072	\$855,000	17/02/2026

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:

28/05/2026 13:09



 3  1  1

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Irene St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 447 sqm approx



148 Albert St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 20/03/2026

Property Type: House (Res)

Land Size: 501 sqm approx



122 Tyler St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  4

Price: \$855,000

Method: Private Sale

Date: 17/02/2026

Property Type: House

Land Size: 517 sqm approx