

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

39 Symons Street, Preston Vic 3072

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,181,250

Property Type

House

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	277 Elizabeth St COBURG NORTH 3058	\$950,000	10/05/2025
2	17 Bourke St RESERVOIR 3073	\$995,000	29/03/2025
3			

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:

08/07/2025 11:42

39 Symons Street, Preston Vic 3072

Anthony Lapadula
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2 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending June 2025: \$1,181,250

Comparable Properties



277 Elizabeth St COBURG NORTH 3058 (REI)

Agent Comments

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 627 sqm approx



17 Bourke St RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$995,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 485 sqm approx

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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