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	97 Madeline Street, Preston Vic 3072

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,187,500 Property Type House Suburb Preston

Period - From 01/01/2025 to 31/03/2025 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	6 Kitchener Gr PRESTON 3072	$1,250,000	09/05/2025
2	24 Regent St PRESTON 3072	$1,200,000	28/04/2025
3	16 Percival St PRESTON 3072	$1,155,000	12/04/2025

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: 23/06/2025 12:55

97 Madeline Street, Preston Vic 3072

BARRYPLANT



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
March quarter 2025: $1,187,500

Comparable Properties



6 Kitchener Gr PRESTON 3072 (REI/VG)

4 2 1

Price: $1,250,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



24 Regent St PRESTON 3072 (REI)

3 1 2

Price: $1,200,000
Method: Sold Before Auction
Date: 28/04/2025
Property Type: House (Res)

Agent Comments



16 Percival St PRESTON 3072 (REI/VG)

3 1 2

Price: $1,155,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE

propertydata .com.au

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