

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

26B EDWIN 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Preston

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

195 GOOCH STREET THORNBURY VIC 3071	\$1,400,000	24-May-25
26 WARRS AVENUE PRESTON VIC 3072	\$1,355,000	28-May-25
255C RATHMINES STREET FAIRFIELD VIC 3078	\$1,250,000	19-Sep-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: 17 November 2025

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**195 GOOCH STREET THORNBURY
VIC 3071**

 3  2  2

Sold Price

\$1,400,000

Sold Date

24-May-25

Distance

0.7km



**26 WARRS AVENUE PRESTON VIC
3072**

 4  2  2

Sold Price

\$1,355,000

Sold Date

28-May-25

Distance

1.43km



**255C RATHMINES STREET
FAIRFIELD VIC 3078**

 3  2  1

Sold Price

^{RS} **\$1,250,000** ^{UN}

Sold Date

19-Sep-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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