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	84 Malpas Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,225,000	Pro	perty Type	House		Suburb	Preston
Period - From	01/07/2025	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Excelsior St RESERVOIR 3073	\$1,555,000	15/11/2025
2	7 Jeffrey St RESERVOIR 3073	\$1,660,000	08/11/2025
3	55 Hotham St PRESTON 3072	\$1,663,000	07/08/2025

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:	02/12/2025 15:01









Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price September quarter 2025: \$1,225,000

Comparable Properties



7 Excelsior St RESERVOIR 3073 (REI)

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Price: \$1,555,000 **Method:** Auction Sale **Date:** 15/11/2025

Property Type: House (Res) **Land Size:** 545 sqm approx

Agent Comments



7 Jeffrey St RESERVOIR 3073 (REI)

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Agent Comments

Price: \$1,660,000 Method: Private Sale Date: 08/11/2025 Property Type: House



55 Hotham St PRESTON 3072 (REI/VG)

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Price: \$1,663,000 Method: Private Sale Date: 07/08/2025 Property Type: House Land Size: 625 sgm approx Agent Comments

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





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