

# 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

84 Malpas Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,225,000 Property 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.

	Address 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



Property Type:  
Agent Comments

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)

Agent Comments



Price: \$1,555,000  
Method: Auction Sale  
Date: 15/11/2025  
Property Type: House (Res)  
Land Size: 545 sqm approx



7 Jeffrey St RESERVOIR 3073 (REI)

Agent Comments



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



55 Hotham St PRESTON 3072 (REI/VG)

Agent Comments



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

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