

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

17 Pender Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Preston

Period - From 01/10/2025

to 31/12/2025

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.

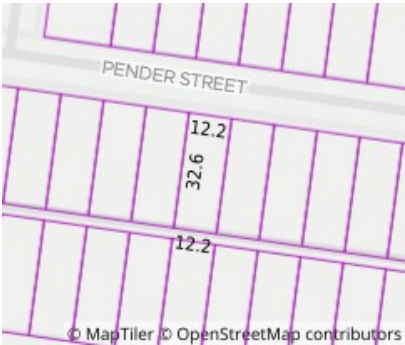
	Address of comparable property	Price	Date of sale
1	3 Hubert St PRESTON 3072	\$1,345,000	18/10/2025
2	118 Wood St PRESTON 3072	\$1,446,000	16/10/2025
3	3 Winifred St PRESTON 3072	\$1,415,000	12/09/2025

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:

04/02/2026 12:59



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
December quarter 2025: \$1,252,500

Comparable Properties



3 Hubert St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 535 sqm approx



118 Wood St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,446,000
Method: Auction Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 678 sqm approx



3 Winifred St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,415,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 451 sqm approx

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