

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

Single price

\$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	14 Wilcox St PRESTON 3072	\$1,381,000	19/02/2026
2	70 Queen St RESERVOIR 3073	\$1,413,000	11/12/2025
3	118 Wood St PRESTON 3072	\$1,446,000	16/10/2025

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:

02/03/2026 12:58



 3  1  2

Property Type: House (Res)
Agent Comments

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

Comparable Properties



14 Wilcox St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$1,381,000
Method: Sold Before Auction
Date: 19/02/2026
Rooms: 1
Property Type: House (Res)
Land Size: 417 sqm approx



70 Queen St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$1,413,000
Method: Sold Before Auction
Date: 11/12/2025
Property Type: House (Res)
Land Size: 486 sqm approx



118 Wood St PRESTON 3072 (REI/VG)

Agent Comments

 3  2  2

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

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