

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

113 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,275,500

Property Type House

Suburb Preston

Period - From 01/01/2026

to 31/03/2026

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	134 Dundas St THORNBURY 3071	\$1,350,000	16/04/2026
2	49 Fenwick St THORNBURY 3071	\$1,380,000	11/04/2026
3	14 Victoria St PRESTON 3072	\$1,395,000	18/12/2025

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:

23/04/2026 12:22



Property Type: Surgery
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
March quarter 2026: \$1,275,500

Comparable Properties



134 Dundas St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,350,000
Method: Sold Before Auction
Date: 16/04/2026
Property Type: House



49 Fenwick St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 347 sqm approx



14 Victoria St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,395,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 447 sqm approx

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