

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

47 Victoria Street, Preston Vic 3072

Indicative selling price

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

Range between \$800,000

&

\$840,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Preston

Period - From 01/04/2026

to

30/06/2026

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	366c Victoria Rd THORNBURY 3071	\$885,000	06/06/2026
2	1/21-23 Cormac St PRESTON 3072	\$803,000	18/05/2026
3	3/6 Osborne Gr PRESTON 3072	\$880,000	09/04/2026

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:

18/08/2026 11:36



Property Type: House (Previously Occupied - Detached)
Land Size: 412 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$840,000
Median Unit Price
 June quarter 2026: \$662,500

Comparable Properties



366c Victoria Rd THORBURY 3071 (REI)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 06/06/2026
Property Type: Townhouse (Res)
Land Size: 134 sqm approx



1/21-23 Cormac St PRESTON 3072 (REI)

Agent Comments



Price: \$803,000
Method: Private Sale
Date: 18/05/2026
Property Type: Townhouse (Single)
Land Size: 195 sqm approx



3/6 Osborne Gr PRESTON 3072 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 09/04/2026
Property Type: Townhouse (Single)

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