

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

148 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	143 Albert St PRESTON 3072	\$810,000	15/07/2025
2	37 Sheila St PRESTON 3072	\$935,000	28/06/2025
3	41 Sheila St PRESTON 3072	\$1,000,000	25/06/2025

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:

28/01/2026 10:55



3
 1
 2

Property Type: House
Land Size: 501 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 December quarter 2025: \$1,252,500

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.

Comparable Properties



143 Albert St PRESTON 3072 (REI/VG)

Agent Comments

3
 1
 2

Price: \$810,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 501 sqm approx



37 Sheila St PRESTON 3072 (REI/VG)

Agent Comments

3
 1
 1

Price: \$935,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 522 sqm approx



41 Sheila St PRESTON 3072 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,000,000
Method: Private Sale
Date: 25/06/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Account - Barry Plant | P: 03 9842 8888