

## 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

**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)**

3



1



2

**Agent Comments****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)**

3



1



1

**Agent Comments****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)**

2



1



2

**Agent Comments****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**