

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

36 James Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,174,000

Property Type House

Suburb Preston

Period - From 01/10/2024

to

31/12/2024

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	42 Mcnamara St PRESTON 3072	\$1,740,000	07/12/2024
2	8 James St PRESTON 3072	\$1,765,000	09/11/2024
3	22 Beckley St COBURG 3058	\$1,706,000	31/08/2024

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:

19/02/2025 17:06

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3 2 4

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
December quarter 2024: \$1,174,000

Comparable Properties



42 Mcnamara St PRESTON 3072 (REI/VG)

Agent Comments

3 1 3

Price: \$1,740,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 649 sqm approx



8 James St PRESTON 3072 (REI)

Agent Comments

4 2 2

Price: \$1,765,000
Method: Private Sale
Date: 09/11/2024
Property Type: House (Res)



22 Beckley St COBURG 3058 (REI/VG)

Agent Comments

3 2 2

Price: \$1,706,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 401 sqm approx

Account - Whitefox Real Estate | P: 96459699



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