

267 Wood Street, Preston Vic 3072



4 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2024:

\$1,220,000

Comparable Properties



62 Pender Street, Preston 3072 (REI)

4 Bed 1 Bath 1 Car

Price: \$1,145,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 497 sqm approx

Agent Comments: Comparable four bedroom accommodation. Corner block on superior street



15 Charles Street, Preston 3072 (REI)

4 Bed 1 Bath 3 Car

Price: \$1,165,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 596 sqm approx

Agent Comments: Comparable four bedroom accommodation with similar land size



27 Roseberry Avenue, Preston 3072 (REI/VG)

4 Bed 1 Bath 2 Car

Price: \$1,150,000

Method: Private Sale

Date: 20/11/2024

Property Type: House

Land Size: 469 sqm approx

Agent Comments: Comparable four bedroom accommodation in similar condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

267 Wood Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,220,000 House x Suburb Preston

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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
62 Pender Street, PRESTON 3072	\$1,145,000	15/02/2025
15 Charles Street, PRESTON 3072	\$1,165,000	14/12/2024
27 Roseberry Avenue, PRESTON 3072	\$1,150,000	20/11/2024

This Statement of Information was prepared on:

24/02/2025 11:25