

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

25 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Preston

Period - From 01/01/2024 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	19 Flinders St THORNBURY 3071	\$1,996,000	04/12/2024
2	205 Gooch St THORNBURY 3071	\$1,967,500	17/09/2024
3	12 Nichol St PRESTON 3072	\$1,800,000	07/09/2024

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:

18/02/2025 15:34



Rooms: 5
Property Type: House
Land Size: 524.12 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending December 2024: \$1,220,000

Comparable Properties



19 Flinders St THORNBURY 3071 (REI)

[Agent Comments](#)



Price: \$1,996,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)



205 Gooch St THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$1,967,500
Method: Auction Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 470 sqm approx



12 Nichol St PRESTON 3072 (REI/VG)

[Agent Comments](#)



Price: \$1,800,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788