

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

1/94 WOOD STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

3/24 TYLER STREET PRESTON VIC 3072	\$605,000	23-Aug-25
1/11 MIHIL STREET PRESTON VIC 3072	\$595,000	05-Sep-25
3/18 BAILEY AVENUE PRESTON VIC 3072	\$608,000	02-Jun-25

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 6 months.~~

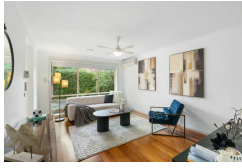
This Statement of Information was prepared on: 30 September 2025

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3/24 TYLER STREET PRESTON VIC 3072

Sold Price

\$605,000

Sold Date **23-Aug-25**

 2

 1

 1

Distance

1.03km



1/11 MIHIL STREET PRESTON VIC 3072

Sold Price

^{RS} **\$595,000**

Sold Date **05-Sep-25**

 3

 2

 2

Distance

1.82km



3/18 BAILEY AVENUE PRESTON VIC 3072

Sold Price

\$608,000

Sold Date **02-Jun-25**

 2

 1

 1

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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