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

10 Milton Crescent, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$790,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	operty Type	Ηοι	ise		Suburb	Preston
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	197 Smith St THORNBURY 3071	\$975,000	14/04/2025
2			
3			

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.

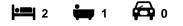
This Statement of Information was prepared on:

14/07/2025 10:38









Property Type: House Agent Comments

Indicative Selling Price \$750,000 - \$790,000 Median House Price June quarter 2025: \$1,210,000

Comparable Properties



197 Smith St THORNBURY 3071 (REI/VG)

2 · 1 · · ·

Price: \$975,000 Method: Private Sale Date: 14/04/2025 Property Type: House Land Size: 169 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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