

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

11 South Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Preston

Period - From 01/04/2025

to 30/06/2025

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	451 Murray Rd PRESTON 3072	\$1,060,000	14/06/2025
2	25 Penola St PRESTON 3072	\$1,083,000	09/05/2025
3	201 Tyler St PRESTON 3072	\$1,015,000	17/04/2025

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:

10/07/2025 10:54



3 1 1

Rooms: 5
Property Type: House
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2025: \$1,210,000

Comparable Properties



451 Murray Rd PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,060,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 419 sqm approx



25 Penola St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,083,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: House (Res)



201 Tyler St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,015,000
Method: Private Sale
Date: 17/04/2025
Property Type: House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372