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	12 Beauchamp Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,216,250	Pro	perty Type	House		Suburb	Preston
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Nugent St PRESTON 3072	\$1,400,000	31/01/2025
2	209 Raglan St PRESTON 3072	\$1,515,750	09/12/2024
3	15 Cameron St RESERVOIR 3073	\$1,455,000	23/11/2024

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:	10/05/2025 21:00













Property Type: House (Res) Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,540,000 **Median House Price** Year ending March 2025: \$1,216,250

Comparable Properties



3 Nugent St PRESTON 3072 (REI/VG)







Price: \$1,400,000 Method: Private Sale Date: 31/01/2025 Property Type: House Land Size: 437 sqm approx **Agent Comments**



209 Raglan St PRESTON 3072 (REI/VG)







Agent Comments

Price: \$1,515,750 Method: Auction Sale Date: 09/12/2024

Property Type: House (Res) Land Size: 446 sqm approx

15 Cameron St RESERVOIR 3073 (REI/VG)





Agent Comments

Price: \$1,455,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 488 sqm approx

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822





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