

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

1A GOLDSMITH AVENUE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2024

to

30 Sep 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

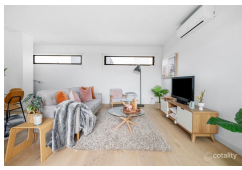
Date of sale

2/500 PLENTY ROAD PRESTON VIC 3072	\$665,000	13-Jun-25
1/133 TYLER STREET PRESTON VIC 3072	\$630,000	23-Apr-25
1/23 REGENT STREET PRESTON VIC 3072	\$670,000	16-Aug-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: 15 October 2025



**2/500 PLENTY ROAD PRESTON
VIC 3072**

 2  2  1

Sold Price

\$665,000

Sold Date

13-Jun-25

Distance

0.44km



**1/133 TYLER STREET PRESTON VIC
3072**

 2  1  1

Sold Price

\$630,000

Sold Date

23-Apr-25

Distance

0.94km



**1/23 REGENT STREET PRESTON
VIC 3072**

 2  1  2

Sold Price

\$670,000

Sold Date

16-Aug-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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