

## 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

21 JAMES STREET PRESTON VIC 3072

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

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

17 RAYMOND STREET PRESTON VIC 3072	\$1,017,000	03-Jun-25
17 BOURKE STREET RESERVOIR VIC 3073	\$995,000	29-Mar-25
451 MURRAY ROAD PRESTON VIC 3072	\$1,060,000	14-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: 29 September 2025

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### 17 RAYMOND STREET PRESTON VIC 3072

 2  1  1

Sold Price **\$1,017,000** Sold Date **03-Jun-25**

Distance **0.17km**



### 17 BOURKE STREET RESERVOIR VIC 3073

 2  1  1

Sold Price **\$995,000** Sold Date **29-Mar-25**

Distance **1.63km**



### 451 MURRAY ROAD PRESTON VIC 3072

 3  1  2

Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **14-Jun-25**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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