

# 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

25 Young Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,775,000

&

\$1,950,000

### Median sale price

Median price \$1,216,250

Property 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.

	Address of comparable property	Price	Date of sale
1	11 Scotia St PRESTON 3072	\$1,840,000	14/05/2025
2	25 Dundas St PRESTON 3072	\$1,905,000	29/03/2025
3	55 Wilcox St PRESTON 3072	\$1,790,000	05/12/2024

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:

04/06/2025 19:31



5 3 4

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,775,000 - \$1,950,000  
Median House Price  
Year ending March 2025: \$1,216,250

## Comparable Properties



11 Scotia St PRESTON 3072 (REI)

Agent Comments

4 2 3

Price: \$1,840,000  
Method: Private Sale  
Date: 14/05/2025  
Property Type: House (Res)



25 Dundas St PRESTON 3072 (REI/VG)

Agent Comments

4 3 2

Price: \$1,905,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: House (Res)  
Land Size: 528 sqm approx



55 Wilcox St PRESTON 3072 (REI/VG)

Agent Comments

5 3 3

Price: \$1,790,000  
Method: Private Sale  
Date: 05/12/2024  
Property Type: House  
Land Size: 397 sqm approx