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										
Range betweer	\$1,775,000		&		\$1,950,000					
Median sale p	rice									
Median price	\$1,216,250	Pro	operty Type	Hou	ISE		Suburb	Preston		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress 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





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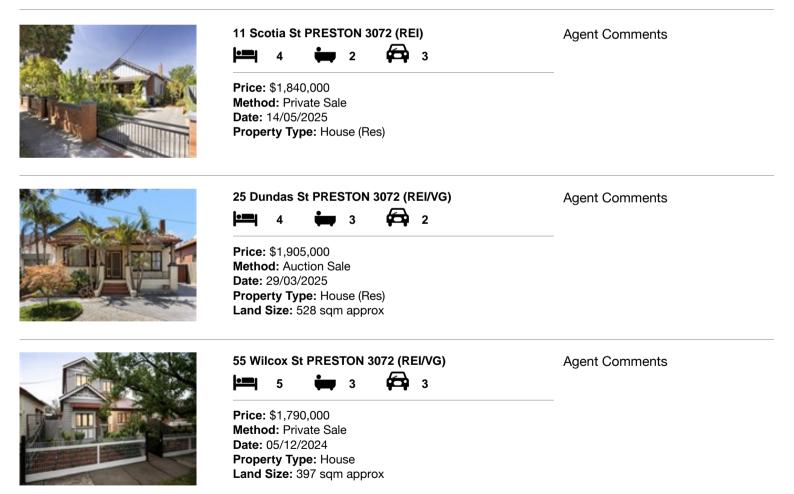




Property Type: House Agent Comments

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

Comparable Properties



Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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