

## 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

8 TINTERN AVENUE 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

\$1,820,000

&

\$1,880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Preston

Period-from

01 May 2025

to

30 Apr 2026

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

1 PAYWIT STREET PRESTON VIC 3072	\$1,900,000	04-Dec-25
29 STAFFORD STREET PRESTON VIC 3072	\$1,890,000	17-Feb-26
14 HERBERT STREET PRESTON VIC 3072	\$1,890,500	21-Feb-26

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: 13 May 2026

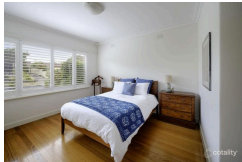


**1 PAYWIT STREET PRESTON VIC 3072**

Sold Price **\$1,900,000** Sold Date **04-Dec-25**

5 3 2

Distance **0.86km**



**29 STAFFORD STREET PRESTON VIC 3072**

Sold Price **\$1,890,000** Sold Date **17-Feb-26**

5 3 2

Distance **0.9km**



**14 HERBERT STREET PRESTON VIC 3072**

Sold Price **\$1,890,500** Sold Date **21-Feb-26**

4 3 2

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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