

# Statement of Information

## Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

Address available on request

### Indicative selling price

Forthemeaningof thisprice see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$900,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Preston

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These arethe threepropertyessoldwithintwokilometresof theproperty 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

|                                         |   |           |
|-----------------------------------------|---|-----------|
| 9 LANARK STREET BRUNSWICK EAST VIC 3057 | - | 23-Dec-25 |
| 110 BARROW STREET COBURG VIC 3058       | - | 04-Jun-25 |
| 10 BUTLER GROVE COBURG VIC 3058         | - | 01-Apr-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: 16 April 2026



9 LANARK STREET BRUNSWICK  
EAST VIC 3057

 3
  1
  -

Sold Price

-Sold Date 23-Dec-25

Distance 4.96km



110 BARROW STREET COBURG VIC Sold Price  
3058

 4
  -
  1

Sold Date 04-Jun-25

Distance 4.72km



10 BUTLER GROVE COBURG VIC  
3058

 2
  2
  1

Sold Price

Sold Date 01-Apr-25

Distance 4.42km

RS= Recent sale

UN= Undisclosed Sale

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