

# 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

145 Albert 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)

Range between \$790,000 & \$835,000

### Median sale price

Median price \$1,187,500 Property Type House Suburb Preston

Period - From 01/01/2025 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	14 Foley Av PRESTON 3072	\$857,000	03/05/2025
2	4 Mccoll St RESERVOIR 3073	\$800,000	23/12/2024
3	7 Kallista Ct PRESTON 3072	\$800,000	14/12/2024

**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:

02/06/2025 20:32



 3   
  1   
  1

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$790,000 - \$835,000

**Median House Price**

March quarter 2025: \$1,187,500

## Comparable Properties



**14 Foley Av PRESTON 3072 (REI)**

[Agent Comments](#)

 3   
  1   
  1

**Price:** \$857,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**4 Mccoll St RESERVOIR 3073 (REI/VG)**

[Agent Comments](#)

 3   
  1   
  2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** House

**Land Size:** 513 sqm approx



**7 Kallista Ct PRESTON 3072 (REI/VG)**

[Agent Comments](#)

 2   
  1   
  2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** House (Res)

**Land Size:** 527 sqm approx