

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

35b Madeline Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,450,000

&

\$1,495,000

Median sale price

Median price

\$1,234,750

Property Type

House

Suburb

Preston

Period - From

01/04/2026

to

30/06/2026

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.

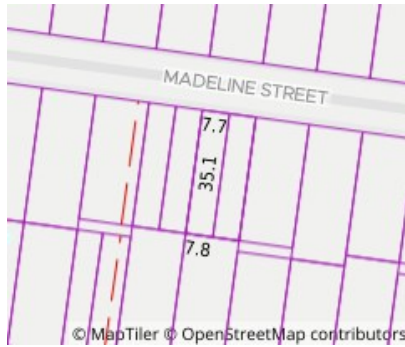
	Address of comparable property	Price	Date of sale
1	2b Margaret Gr PRESTON 3072	\$1,675,000	27/05/2026
2	67a Madeline St PRESTON 3072	\$1,500,000	19/05/2026
3	2 West St PRESTON 3072	\$1,450,000	02/05/2026

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:

03/08/2026 11:16



4 3 2

Property Type: House
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,495,000

Median House Price

June quarter 2026: \$1,234,750

Comparable Properties



2b Margaret Gr PRESTON 3072 (REI)

Agent Comments

4 3 2

Price: \$1,675,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: House (Res)



67a Madeline St PRESTON 3072 (REI)

Agent Comments

4 3 2

Price: \$1,500,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 293 sqm approx



2 West St PRESTON 3072 (REI)

Agent Comments

4 3 2

Price: \$1,450,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)