

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

23 Young Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Preston

Period - From 19/05/2025 to 18/05/2026 Source Property Data

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 | 21 Garnet St PRESTON 3072 | \$1,085,000 | 14/03/2026 |
| 2 | 15 Butler St PRESTON 3072 | \$1,200,000 | 28/02/2026 |
| 3 | 3 Gertrude St PRESTON 3072 | \$1,200,000 | 21/02/2026 |

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: 19/05/2026 11:48



 3  2  3

Property Type: House
Land Size: 503 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
19/05/2025 - 18/05/2026: \$1,220,000

Comparable Properties



21 Garnet St PRESTON 3072 (REI/VG)

[Agent Comments](#)

 3  1  4

Price: \$1,085,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 434 sqm approx



15 Butler St PRESTON 3072 (REI)

[Agent Comments](#)

 4  1  3

Price: \$1,200,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 519 sqm approx



3 Gertrude St PRESTON 3072 (REI/VG)

[Agent Comments](#)

 4  1  2

Price: \$1,200,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 413 sqm approx