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	80 Wallace Street, Preston Vic 3072

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,210,000 Property Type House Suburb Preston

Period - From 01/04/2025 to 30/06/2025 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	11 Bellarine St PRESTON 3072	$1,755,000	02/08/2025
2	11 Scotia St PRESTON 3072	$1,840,000	14/05/2025
3	141 Dundas St PRESTON 3072	$1,820,000	05/04/2025

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: 26/08/2025 10:59

80 Wallace Street, Preston Vic 3072

JellisCraig

Brian Te
03 9070 5095
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Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
June quarter 2025: $1,210,000



5 3 4

Property Type: House
Agent Comments

Comparable Properties



11 Bellarine St PRESTON 3072 (REI)

4 3 3

Price: $1,755,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



11 Scotia St PRESTON 3072 (REI/VG)

4 2 3

Price: $1,840,000
Method: Private Sale
Date: 14/05/2025
Property Type: House (Res)
Land Size: 525 sqm approx

Agent Comments



141 Dundas St PRESTON 3072 (REI/VG)

5 2 3

Price: $1,820,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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