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<br>Including suburb and postcode | 2 SAPPHIRE STREET PRESTON VIC 3072 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $950,000 | & | $1,040,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,170,000 | Property type | House | Suburb | Preston |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## 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 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 |
|---|---|---|
| 37 BELGROVE STREET PRESTON VIC 3072 | $1,020,000 | 02-Apr-25 |
| 16 KENNETH STREET PRESTON VIC 3072 | $985,000 | 13-May-25 |
| 4 GRAHAM COURT PRESTON VIC 3072 | $1,062,800 | 22-Mar-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: 07 August 2025

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**37 BELGROVE STREET PRESTON VIC 3072**

3 1 2

Sold Price **$1,020,000** Sold Date **02-Apr-25**

Distance **0.27km**



**16 KENNETH STREET PRESTON VIC 3072**

3 1 2

Sold Price **$985,000** Sold Date **13-May-25**

Distance **0.35km**



**4 GRAHAM COURT PRESTON VIC 3072**

3 1 2

Sold Price **$1,062,800** Sold Date **22-Mar-25**

Distance **2.01km**

**RS** = Recent sale **UN** = Undisclosed Sale

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