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	2/9 Bailey Avenue, Preston Vic 3072

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $616,000 Property Type Unit Suburb Preston

Period - From 01/10/2025 to 31/12/2025 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	4/15 Sussex St PRESTON 3072	$810,000	24/11/2025
2	3/3 Victoria St PRESTON 3072	$763,000	15/11/2025
3	4/20 Bailey Av PRESTON 3072	$846,000	06/09/2025

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: 16/02/2026 15:58

2/9 Bailey Avenue, Preston Vic 3072

JellisCraig

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au

Indicative Selling Price
$780,000 - $820,000
Median Unit Price
December quarter 2025: $616,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties

4/15 Sussex St PRESTON 3072 (REI/VG)

2 1 -

Price: $810,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: Unit

Agent Comments



3/3 Victoria St PRESTON 3072 (REI/VG)

2 1 2

Price: $763,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Villa

Agent Comments



4/20 Bailey Av PRESTON 3072 (REI/VG)

2 1 2

Price: $846,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata.com.au

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