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	1/108 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $1,225,000 Property Type House Suburb Preston

Period - From 01/07/2025 to 30/09/2025 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	2/505 Plenty Rd PRESTON 3072	$665,000	20/12/2025
2	1/94 Wood St PRESTON 3072	$686,000	25/10/2025
3	2/44 Clingin St RESERVOIR 3073	$670,000	14/10/2025

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: 05/01/2026 15:56

1/108 Albert Street, Preston Vic 3072

Nelson Alexander



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
September quarter 2025: $1,225,000

Comparable Properties



2/505 Plenty Rd PRESTON 3072 (REI)

2 | 1 | 1

Price: $665,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Townhouse (Res)

Agent Comments



1/94 Wood St PRESTON 3072 (REI)

2 | 1 | 1

Price: $686,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 200 sqm approx

Agent Comments



2/44 Clingin St RESERVOIR 3073 (REI/VG)

2 | 1 | 1

Price: $670,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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