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	15 Watson Street, Preston Vic 3072

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,252,500 Property Type House 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	3 Hurlstone Av PRESTON 3072	$1,500,000	06/12/2025
2	2 Walton Av PRESTON 3072	$1,423,000	25/10/2025
3	15 Hawker Av PRESTON 3072	$1,413,000	24/09/2025

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: 04/02/2026 09:21

15 Watson Street, Preston Vic 3072

JellisCraig

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

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
December quarter 2025: $1,252,500



3 1 2

Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments

Comparable Properties



3 Hurlstone Av PRESTON 3072 (REI)

4 1 2

Price: $1,500,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments



2 Walton Av PRESTON 3072 (REI/VG)

3 1 2

Price: $1,423,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



15 Hawker Av PRESTON 3072 (REI/VG)

3 1 2

Price: $1,413,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 557 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata.com.au

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