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 FORD 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,177,500	Property type	House	Suburb	Preston
Period-from	01 Jan 2025	to	31 Dec 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
1 BELMONT STREET PRESTON VIC 3072	$1,200,000	18-Nov-25
370 GILBERT ROAD PRESTON VIC 3072	$1,250,000	15-Nov-25
6 GRAHAM COURT PRESTON VIC 3072	$1,217,000	29-Nov-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: 27 January 2026

Francesco Flammea
M 0412350005
E fflammea@hockingstuart.com



1 BELMONT STREET PRESTON VIC 3072

2 1 2

Sold Price **$1,200,000** Sold Date **18-Nov-25**

Distance **0.42km**



370 GILBERT ROAD PRESTON VIC 3072

4 2 2

Sold Price **$1,250,000** Sold Date **15-Nov-25**

Distance **0.3km**



6 GRAHAM COURT PRESTON VIC 3072

4 2 2

Sold Price **$1,217,000** Sold Date **29-Nov-25**

Distance **0.6km**

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

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