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 | 18 Latona Avenue, Preston Vic 3072 |

## Indicative selling price

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

Single price $2,325,000

## Median sale price

Median price $1,275,500 Property Type House Suburb Preston

Period - From 01/01/2026 to 31/03/2026 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 | 6 Shakespeare Av PRESTON 3072 | $2,098,000 | 28/02/2026 |
| 2 | 10 Larne Gr PRESTON 3072 | $2,310,000 | 19/01/2026 |
| 3 | | | |

**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: 28/04/2026 23:00

# 18 Latona Avenue, Preston Vic 3072

JellisCraig

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**Indicative Selling Price**
$2,325,000
**Median House Price**
March quarter 2026: $1,275,500




4 2 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

**6 Shakespeare Av PRESTON 3072 (REI)**

4 2 1

Agent Comments

**Price:** $2,098,000
**Method:**
**Date:** 28/02/2026
**Property Type:** House



**10 Larne Gr PRESTON 3072 (VG)**

5 - -

Agent Comments

**Price:** $2,310,000
**Method:** Sale
**Date:** 19/01/2026
**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 581 sqm approx

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.



REIV THE DIFFERENCE | propertydata.com.au

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