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 | 14 Kenneth Street, Preston Vic 3072 |

## Indicative selling price

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

Single price $1,350,000

## 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 | 46 Goldsmith Av PRESTON 3072 | $1,271,000 | 30/03/2026 |
| 2 | 21 Kitchener Gr PRESTON 3072 | $1,290,000 | 28/03/2026 |
| 3 | 4 Fitzroy St PRESTON 3072 | $1,390,000 | 24/03/2026 |

**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: 20/04/2026 15:13

# 14 Kenneth Street, Preston Vic 3072

JellisCraig

Brian Te
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**Indicative Selling Price**
$1,350,000
**Median House Price**
March quarter 2026: $1,275,500




3 1 2

**Property Type:** House

Agent Comments

## Comparable Properties



**46 Goldsmith Av PRESTON 3072 (REI)**

3 2 2

**Price:** $1,271,000
**Method:** Private Sale
**Date:** 30/03/2026
**Property Type:** House
**Land Size:** 558 sqm approx

Agent Comments



**21 Kitchener Gr PRESTON 3072 (REI)**

3 1 3

**Price:** $1,290,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)
**Land Size:** 627 sqm approx

Agent Comments



**4 Fitzroy St PRESTON 3072 (REI)**

3 1 5

**Price:** $1,390,000
**Method:** Private Sale
**Date:** 24/03/2026
**Property Type:** House
**Land Size:** 567 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata.com.au

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