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	12 Hodson Street, Preston Vic 3072

Indicative selling price

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

Single price: $1,250,000

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	43 James St PRESTON 3072	$1,210,000	31/10/2025
2	18 Horton St RESERVOIR 3073	$1,260,000	16/08/2025
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: 14/01/2026 11:44

12 Hodson Street, Preston Vic 3072

JellisCraig

Giorgio Mavrelis
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2 1 1

Property Type: House
Land Size: 537 approx sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
December quarter 2025: $1,252,500

Comparable Properties



43 James St PRESTON 3072 (REI)

3 2 3

Price: $1,210,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



18 Horton St RESERVOIR 3073 (VG)

3 - -

Price: $1,260,000
Method: Sale
Date: 16/08/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 598 sqm approx

Agent Comments

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

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