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	2/31 Newcastle Street, Preston Vic 3072

Indicative selling price

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

Range between $645,000 & $695,000

Median sale price

Median price $616,000 Property Type Unit 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	32a Victoria St PRESTON 3072	$680,000	23/01/2026
2	128b Raglan St PRESTON 3072	$700,000	10/01/2026
3	2/35 Newcastle St PRESTON 3072	$700,000	21/10/2025

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: 02/04/2026 10:06

2/31 Newcastle Street, Preston Vic 3072

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$645,000 - $695,000
Median Unit Price
December quarter 2025: $616,000

Comparable Properties



32a Victoria St PRESTON 3072 (REI/VG)

2 1 2

Price: $680,000
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Res)

Agent Comments



128b Raglan St PRESTON 3072 (REI/VG)

2 1 2

Price: $700,000
Method: Private Sale
Date: 10/01/2026
Property Type: Townhouse (Res)

Agent Comments

2/35 Newcastle St PRESTON 3072 (VG)

2 - -

Price: $700,000
Method: Sale
Date: 21/10/2025
Property Type: Townhouse (Conjoined)

Agent Comments

REIV THE DIFFERENCE

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