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	9 WILCOX 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	$1,290,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,215,000	Property type	House	Suburb	Preston
Period-from	01 Aug 2025	to	31 Jul 2026	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
3 AVONDALE ROAD PRESTON VIC 3072	$1,350,000	21-Aug-26
3 STOTT STREET PRESTON VIC 3072	$1,317,000	07-Aug-26
54 JAMES STREET PRESTON VIC 3072	$1,300,000	18-Aug-26

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: 28 August 2026

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3 AVONDALE ROAD PRESTON VIC 3072

3 2 3

Sold Price RS $1,350,000 Sold Date 21-Aug-26

Distance 0.69km



3 STOTT STREET PRESTON VIC 3072

3 2 1

Sold Price RS $1,317,000 Sold Date 07-Aug-26

Distance 1.97km



54 JAMES STREET PRESTON VIC 3072

3 1 2

Sold Price RS $1,300,000 Sold Date 18-Aug-26

Distance 2.24km

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

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