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	148 Wood Street, Preston Vic 3072

Indicative selling price

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

Single price $1,300,000

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	17 Burgess St PRESTON 3072	$1,316,000	11/04/2026
2	46 Goldsmith Av PRESTON 3072	$1,271,000	30/03/2026
3	6 Emery St PRESTON 3072	$1,320,000	28/03/2026

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: 11/05/2026 16:40

148 Wood Street, Preston Vic 3072

JellisCraig

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au

Indicative Selling Price
$1,300,000
Median House Price
March quarter 2026: $1,275,500



3 2 4

Property Type: House

Agent Comments

Comparable Properties



17 Burgess St PRESTON 3072 (REI)

3 2 3

Price: $1,316,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments



46 Goldsmith Av PRESTON 3072 (REI/VG)

3 2 2

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

Agent Comments



6 Emery St PRESTON 3072 (REI)

3 2 3

Price: $1,320,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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