

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

19 Cambrian Avenue, Preston Vic 3072

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

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 | 237 Tyler St PRESTON 3072 | \$1,410,000 | 18/04/2026 |
| 2 | 78 Leicester St PRESTON 3072 | \$1,490,000 | 10/04/2026 |
| 3 | 1 Ford St PRESTON 3072 | \$1,400,000 | 26/02/2026 |

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:

21/04/2026 09:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median House Price
March quarter 2026: \$1,275,500

Comparable Properties



237 Tyler St PRESTON 3072 (REI)

Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)



78 Leicester St PRESTON 3072 (REI)

Agent Comments



Price: \$1,490,000
Method: Sold Before Auction
Date: 10/04/2026
Property Type: House (Res)
Land Size: 600 sqm approx

1 Ford St PRESTON 3072 (REI)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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