

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

90 St Georges Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000 & \$1,230,000

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	46 Goldsmith Av PRESTON 3072	\$1,271,000	30/03/2026
2	1 Kitchener Gr PRESTON 3072	\$1,120,000	03/12/2025
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.

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3 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 454 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,230,000
Median House Price
March quarter 2026: \$1,275,500

Comparable Properties



46 Goldsmith Av PRESTON 3072 (REI)

Agent Comments

3 2 2

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

1 Kitchener Gr PRESTON 3072 (REI/VG)

Agent Comments

3 2 1

Price: \$1,120,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 455 sqm approx

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.

Account - Jellis Craig | P: 03 9070 5095