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	6/30-32 LYONSVILLE AVENUE 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~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,500	Property type	Unit	Suburb	Preston
Period-from	01 Jun 2025	to	31 May 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
9/30-32 LYONSVILLE AVENUE PRESTON VIC 3072	$760,000	28-Mar-26
5/65 JENSEN ROAD PRESTON VIC 3072	$705,000	16-Apr-26
48 KATHLEEN STREET PRESTON VIC 3072	$780,000	13-Feb-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: 30 June 2026

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9/30-32 LYONSVILLE AVENUE PRESTON VIC 3072

2 2 1

Sold Price **$760,000** Sold Date **28-Mar-26**

Distance **0km**



5/65 JENSEN ROAD PRESTON VIC 3072

2 1 1

Sold Price **$705,000** Sold Date **16-Apr-26**

Distance **0.13km**



48 KATHLEEN STREET PRESTON VIC 3072

2 1 1

Sold Price **$780,000** Sold Date **13-Feb-26**

Distance **0.25km**

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

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