

# 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

24 Highview Road, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	6 Emery St PRESTON 3072	\$1,320,000	28/03/2026
2	20 Dean St PRESTON 3072	\$1,650,000	27/03/2026
3	44 Rene St PRESTON 3072	\$1,270,000	04/03/2026

**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:

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 562 sqm approx  
 Agent Comments

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

## Comparable Properties



**6 Emery St PRESTON 3072 (REI)**

Agent Comments



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



**20 Dean St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** House



**44 Rene St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 04/03/2026  
**Property Type:** House

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