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: 2/34 Jacka Street, Preston Vic 3072

Indicative selling price

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

Range between: $850,000 & $900,000

Median sale price

Median price: $616,000 Property Type: Unit Suburb: Preston

Period - From: 01/10/2025 to: 31/12/2025 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	3/2 Myrtle Gr PRESTON 3072	$851,000	14/03/2026
2	1/10 Symons St PRESTON 3072	$835,000	24/12/2025
3	3/1 Ascot St PRESTON 3072	$835,000	05/11/2025

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: 23/03/2026 09:50

2/34 Jacka Street, Preston Vic 3072

JellisCraig

Brian Te
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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
December quarter 2025: $616,000

Comparable Properties



3/2 Myrtle Gr PRESTON 3072 (REI)

2 2 1

Price: $851,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)
Land Size: 151 sqm approx

Agent Comments



1/10 Symons St PRESTON 3072 (REI/VG)

2 1 1

Price: $835,000
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Res)

Agent Comments



3/1 Ascot St PRESTON 3072 (REI/VG)

2 1 1

Price: $835,000
Method: Private Sale
Date: 05/11/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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