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	12/48 Cooper Street, Preston Vic 3072

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $640,000 Property Type Unit 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	1/48 Cooper St PRESTON 3072	$741,501	23/04/2026
2	2/28 Lyonsville Av PRESTON 3072	$740,000	28/02/2026
3	3/3 Victoria St PRESTON 3072	$763,000	15/11/2025

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: 29/04/2026 14:22

12/48 Cooper Street, Preston Vic 3072

JellisCraig

David Major
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2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 138m2 sqm approx

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
March quarter 2026: $640,000

Agent Comments

Ideally located in a coveted West Preston pocket near amenities and PT

Comparable Properties



1/48 Cooper St PRESTON 3072 (REI)

2 1 1

Price: $741,501
Method: Private Sale
Date: 23/04/2026
Property Type: Villa

Agent Comments



2/28 Lyonsville Av PRESTON 3072 (REI/VG)

2 1 1

Price: $740,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit

Agent Comments



3/3 Victoria St PRESTON 3072 (REI/VG)

2 1 2

Price: $763,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Villa

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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