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	19 Leicester Street, Preston Vic 3072

Indicative selling price

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

Single price $1,349,000

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	26 Clara St PRESTON 3072	$1,325,000	23/05/2026
2	2 Knapp St PRESTON 3072	$1,331,000	21/03/2026
3	54 McNamara St PRESTON 3072	$1,360,000	28/02/2026

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: 30/05/2026 16:35

19 Leicester Street, Preston Vic 3072



4 1 2

Property Type: House
Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price
$1,349,000
Median House Price
March quarter 2026: $1,275,500

Comparable Properties



26 Clara St PRESTON 3072 (REI)

3 1 2

Price: $1,325,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments



2 Knapp St PRESTON 3072 (REI)

4 1 3

Price: $1,331,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



54 McNamara St PRESTON 3072 (REI/VG)

4 2 3

Price: $1,360,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 547 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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