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	1B Hodson Street, Preston Vic 3072

Indicative selling price

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

Range between $1,000,000 & $1,080,000

Median sale price

Median price $1,234,750 Property Type House Suburb Preston

Period - From 01/04/2026 to 30/06/2026 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	26C Scotia St PRESTON 3072	$1,055,000	01/07/2026
2	1a Margtmary Av PRESTON 3072	$1,010,000	10/06/2026
3	5/229 Gilbert Rd PRESTON 3072	$1,088,500	29/05/2026

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: 20/07/2026 15:11

1B Hodson Street, Preston Vic 3072

JellisCraig

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 288 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,080,000
Median House Price
June quarter 2026: $1,234,750

Comparable Properties



26C Scotia St PRESTON 3072 (REI)

3 1 2

Price: $1,055,000
Method: Private Sale
Date: 01/07/2026
Property Type: Townhouse (Single)

Agent Comments



1a Margtmary Av PRESTON 3072 (REI)

3 1 2

Price: $1,010,000
Method: Sold Before Auction
Date: 10/06/2026
Property Type: House (Res)

Agent Comments



5/229 Gilbert Rd PRESTON 3072 (REI)

3 2 1

Price: $1,088,500
Method: Private Sale
Date: 29/05/2026
Property Type: Townhouse (Single)
Land Size: 164 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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