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	67 Dundas Street, Preston Vic 3072

Indicative selling price

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

Single price $1,300,000

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	131 Ballantyne St THORNBURY 3071	$1,280,000	18/05/2026
2	87a Mansfield St THORNBURY 3071	$1,290,000	26/02/2026
3	41a Normanby Av THORNBURY 3071	$1,250,000	30/01/2026

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: 06/06/2026 16:28

67 Dundas Street, Preston Vic 3072

JellisCraig

Nigel Harry
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2 1 2

Property Type: House
Land Size: 284 sqm approx

Indicative Selling Price
$1,300,000
Median House Price
March quarter 2026: $1,275,500

Agent Comments

Positioned on a wonderfully wide high-side allotment, this freestanding Edwardian blends timeless charm with generous proportions and a superb Thornbury-edge location.

Comparable Properties



131 Ballantyne St THORNBURY 3071 (REI)

2 1 2

Price: $1,280,000
Method: Sold Before Auction
Date: 18/05/2026
Property Type: House (Res)

Agent Comments

Land size approximately 332m2



87a Mansfield St THORNBURY 3071 (REI/VG)

2 1 -

Price: $1,290,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments



41a Normanby Av THORNBURY 3071 (REI/VG)

2 1 1

Price: $1,250,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 255 sqm approx

Agent Comments

REIV THE DIFFERENCE

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