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	40 Ruby Street, Preston Vic 3072

Indicative selling price

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

Range between $895,000 & $910,000

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	147 Tyler St PRESTON 3072	$925,000	12/05/2026
2	150 Albert St PRESTON 3072	$915,000	23/03/2026
3	6 Beatrice St PRESTON 3072	$961,000	14/03/2026

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: 12/06/2026 11:00

40 Ruby Street, Preston Vic 3072

JellisCraig

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au

Indicative Selling Price
$895,000 - $910,000
Median House Price
March quarter 2026: $1,275,500



3 1 1

Property Type: House
Agent Comments

Comparable Properties



147 Tyler St PRESTON 3072 (REI)

3 2 2

Price: $925,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments



150 Albert St PRESTON 3072 (REI)

3 1 2

Price: $915,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments



6 Beatrice St PRESTON 3072 (REI/VG)

3 1 3

Price: $961,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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