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	9a Matlock Street, Preston Vic 3072

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	43a Newman St THORNBURY 3071	$1,150,000	06/06/2026
2	51b Pender St THORNBURY 3071	$1,155,000	20/03/2026
3			

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: 18/06/2026 15:18

9a Matlock Street, Preston Vic 3072

JellisCraig

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3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2026: $1,275,500

Comparable Properties



43a Newman St THORNBURY 3071 (REI)

3 1 -

Price: $1,150,000
Method: Private Sale
Date: 06/06/2026
Property Type: House

Agent Comments



51b Pender St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,155,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 137 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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