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	88 Miller Street, Preston Vic 3072

Indicative selling price

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

Single price $1,785,000

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	60 Kendall St PRESTON 3072	$1,668,500	25/06/2026
2	3 Garnet St PRESTON 3072	$1,788,000	21/05/2026
3	8 Stafford St PRESTON 3072	$1,690,000	28/03/2026

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: 19/08/2026 11:34

88 Miller Street, Preston Vic 3072

Brian Te
03 9070 5095
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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,785,000
Median House Price
June quarter 2026: $1,234,750

Comparable Properties



60 Kendall St PRESTON 3072 (REI)

3 2 3

Price: $1,668,500
Method: Sold Before Auction
Date: 25/06/2026
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments



3 Garnet St PRESTON 3072 (REI/VG)

4 2 3

Price: $1,788,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 353 sqm approx

Agent Comments



8 Stafford St PRESTON 3072 (REI/VG)

3 1 2

Price: $1,690,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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