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	57 Madeline Street, Preston Vic 3072

Indicative selling price

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

Single price $1,200,000

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	8 Station St RESERVOIR 3073	$1,190,000	03/06/2026
2	17 Hill Gr PRESTON 3072	$1,215,000	13/06/2026
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: 24/07/2026 16:42

57 Madeline Street, Preston Vic 3072

JellisCraig

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3 1 2

Property Type: House (Res)
Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
June quarter 2026: $1,234,750

Comparable Properties



8 Station St RESERVOIR 3073 (REI)

3 1 2

Price: $1,190,000
Method: Private Sale
Date: 03/06/2026
Property Type: House

Agent Comments



17 Hill Gr PRESTON 3072 (REI)

3 1 2

Price: $1,215,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 499 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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