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	2/18 Newcastle Street, Preston Vic 3072

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $662,500 Property Type Unit 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	2/13 Sussex St PRESTON 3072	$855,000	16/03/2026
2	2/72 Bruce St PRESTON 3072	$810,000	11/04/2026
3	2/9 Bailey Av PRESTON 3072	$820,000	28/02/2026

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: 21/07/2026 09:42

kannan subramanian

2/18 Newcastle Street, Preston Vic 3072

JellisCraig

Hamza Raja
03 9070 5095
HamzaRaja@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
June quarter 2026: $662,500

Comparable Properties

2/13 Sussex St PRESTON 3072 (REI)

2 1 1

Price: $855,000
Method:
Date: 16/03/2026
Property Type: Unit

Agent Comments



2/72 Bruce St PRESTON 3072 (VG)

2 - -

Price: $810,000
Method: Sale
Date: 11/04/2026
Property Type: Strata Unit - Conjoined

Agent Comments



2/9 Bailey Av PRESTON 3072 (REI/VG)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

kannan subramanian

REIV THE DIFFERENCE

propertydata .com.au

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