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 Nichol Street, Preston Vic 3072

Indicative selling price

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

Range between $930,000 & $1,020,000

Median sale price

Median price $1,242,500 Property Type House Suburb Preston

Period - From 16/09/2025 to 15/09/2026 Source Property Data

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	80 Wood St PRESTON 3072	$985,000	09/07/2026
2	147 Tyler St PRESTON 3072	$925,000	12/05/2026
3	7 Gordon Gr PRESTON 3072	$1,000,000	02/05/2026

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: 16/09/2026 09:57

2 Nichol Street, Preston Vic 3072



Property Type:
Agent Comments

Indicative Selling Price
$930,000 - $1,020,000
Median House Price
16/09/2025 - 15/09/2026: $1,242,500

Comparable Properties



80 Wood St PRESTON 3072 (REI)
3 2 3

Price: $985,000
Method: Private Sale
Date: 09/07/2026
Property Type: House (Res)

Agent Comments



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



7 Gordon Gr PRESTON 3072 (REI)
3 1 3

Price: $1,000,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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