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	22 Foley Avenue, Preston Vic 3072

Indicative selling price

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

Range between $1,400,000 & $1,450,000

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	3 Avondale Rd PRESTON 3072	$1,350,000	19/08/2026
2	258 Raleigh St THORNBURY 3071	$1,433,000	15/08/2026
3	14 Kenneth St PRESTON 3072	$1,337,500	23/04/2026

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: 17/09/2026 16:32

22 Foley Avenue, Preston Vic 3072

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2026: $1,234,750



3 1 2

Property Type: House
Land Size: 536 sqm approx

Agent Comments

Comparable Properties



3 Avondale Rd PRESTON 3072 (REI)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 19/08/2026
Property Type: House (Res)
Land Size: 477 sqm approx

Agent Comments



258 Raleigh St THORNBURY 3071 (REI)

2 1 2

Price: $1,433,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments



14 Kenneth St PRESTON 3072 (REI)

3 1 2

Price: $1,337,500
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)

Agent Comments

Land size 482m2 approx.

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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