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	21 Stephen Street, Preston Vic 3072

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,300,000 Property Type House Suburb Preston

Period - From 01/04/2024 to 30/06/2024 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 Dalgety St PRESTON 3072	$1,506,000	08/07/2024
2	29 Robeson St PRESTON 3072	$1,517,500	11/05/2024
3	17 Matlock St PRESTON 3072	$1,520,000	27/04/2024

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: 31/07/2024 09:55

21 Stephen Street, Preston Vic 3072

Nigel Harry
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3 2 3

Property Type: House
Land Size: 465 sqm approx

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2024: $1,300,000

Agent Comments

Flaunting well-maintained interiors that offer a warm sense of nostalgia, this charming three bedroom, two bathroom Californian presents move-in comfort across multiple living domains.

Comparable Properties



3 Dalgety St PRESTON 3072 (REI)

3 2 2

Price: $1,506,000
Method: Sold Before Auction
Date: 08/07/2024
Property Type: House (Res)

Agent Comments

Similar size land 480m2 (approx.), renovated to a higher standard, inferior location. Compelling pre-auction result.



29 Robeson St PRESTON 3072 (REI)

3 1 1

Price: $1,517,500
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Agent Comments

Same size land 465m2 (approx.), similar location and improvements. Competitive auction result.



17 Matlock St PRESTON 3072 (REI)

3 1 1

Price: $1,520,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

Similar land size 465m2 (approx.), location and improvements. Competitive auction result.

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