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	236 Tyler Street, Preston Vic 3072

Indicative selling price

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

Range between $880,000 & $940,000

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	148 Spring St RESERVOIR 3073	$910,000	06/07/2024
2	166 Murray Rd PRESTON 3072	$940,000	19/06/2024
3	15 Lawson St RESERVOIR 3073	$930,000	07/06/2024

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: 27/08/2024 09:22

236 Tyler Street, Preston Vic 3072

Matthew Zagami
03 9070 5095
0414 751 998
MatthewZagami@jelliscraig.com.au



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



148 Spring St RESERVOIR 3073 (REI)

3 1 1

Price: $910,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 402 sqm approx

Agent Comments



166 Murray Rd PRESTON 3072 (REI)

3 1 1

Price: $940,000
Method: Private Sale
Date: 19/06/2024
Property Type: House
Land Size: 389 sqm approx

Agent Comments



15 Lawson St RESERVOIR 3073 (REI/VG)

3 1 2

Price: $930,000
Method: Auction Sale
Date: 07/06/2024
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

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