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 Wurruk Avenue, Preston Vic 3072

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,199,000 Property Type House Suburb Preston

Period - From 18/12/2023 to 17/12/2024 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	15 Charles St PRESTON 3072	$1,165,000	14/12/2024
2	139 Murray Rd PRESTON 3072	$1,190,000	14/12/2024
3	9 Brown St PRESTON 3072	$1,160,000	21/10/2024

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: 18/12/2024 21:47

21 Wurruk Avenue, Preston Vic 3072

Nelson Alexander



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
18/12/2023 - 17/12/2024: $1,199,000

Comparable Properties



15 Charles St PRESTON 3072 (REI)

4 1 3

Price: $1,165,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments



139 Murray Rd PRESTON 3072 (REI)

5 2 2

Price: $1,190,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 476 sqm approx

Agent Comments



9 Brown St PRESTON 3072 (REI)

5 1 1

Price: $1,160,000
Method: Private Sale
Date: 21/10/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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