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	5 James Street, Preston Vic 3072

Indicative selling price

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

Range between $1,190,000 & $1,250,000

Median sale price

Median price $1,162,500 Property Type House Suburb Preston

Period - From 01/07/2024 to 30/09/2024 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	93 Pender St PRESTON 3072	$1,160,000	30/11/2024
2	126 Bruce St PRESTON 3072	$1,285,000	30/11/2024
3	48 Malpas St PRESTON 3072	$1,185,000	30/11/2024

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: 07/01/2025 09:21

5 James Street, Preston Vic 3072

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000 - $1,250,000
Median House Price
September quarter 2024: $1,162,500

Comparable Properties



93 Pender St PRESTON 3072 (REI)

3 1 1

Price: $1,160,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 398 sqm approx

Agent Comments



126 Bruce St PRESTON 3072 (REI)

3 2 2

Price: $1,285,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments



48 Malpas St PRESTON 3072 (REI)

3 1 2

Price: $1,185,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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