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	2/15 Sussex Street, Preston Vic 3072

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $725,000 Property Type Townhouse Suburb Preston

Period - From 28/01/2024 to 27/01/2025 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	2/154 Raglan St PRESTON 3072	$883,000	07/10/2024
2	2/1a Sylvester Gr PRESTON 3072	$770,000	16/09/2024
3	2/19 Paywit St PRESTON 3072	$840,000	03/09/2024

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: 28/01/2025 17:42

2/15 Sussex Street, Preston Vic 3072

Brian Te
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0477429859
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2 2 1

Property Type: Townhouse (Res)
Land Size: 121 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Townhouse Price
28/01/2024 - 27/01/2025: $725,000

Comparable Properties



2/154 Raglan St PRESTON 3072 (REI/VG)

2 1 1

Price: $883,000
Method: Auction Sale
Date: 07/10/2024
Property Type: Townhouse (Res)

Agent Comments



2/1a Sylvester Gr PRESTON 3072 (REI/VG)

2 1 1

Price: $770,000
Method: Private Sale
Date: 16/09/2024
Property Type: Townhouse (Res)

Agent Comments



2/19 Paywit St PRESTON 3072 (REI/VG)

2 2 1

Price: $840,000
Method: Private Sale
Date: 03/09/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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