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 Edith Street, Preston Vic 3072

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,174,000 Property Type House Suburb Preston

Period - From 01/10/2024 to 31/12/2024 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	5 James St PRESTON 3072	$1,300,000	28/01/2025
2	21 Wurruk Av PRESTON 3072	$1,265,000	22/01/2025
3	139 Murray Rd PRESTON 3072	$1,190,000	14/12/2024

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: 04/02/2025 15:46

5 Edith Street, Preston Vic 3072

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
December quarter 2024: $1,174,000

Comparable Properties



5 James St PRESTON 3072 (REI)

3 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 28/01/2025
Property Type: House

Agent Comments



21 Wurruk Av PRESTON 3072 (REI)

5 3 2

Price: $1,265,000
Method: Sold Before Auction
Date: 22/01/2025
Property Type: House

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

Account - Jellis Craig | P: 03 9070 5095

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