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<br>Including suburb and postcode | 3/34 Tyler Street, Preston Vic 3072 |

## Indicative selling price

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

Range between $620,000 & $680,000

## Median sale price

Median price $730,000 Property Type Townhouse Suburb Preston

Period - From 05/03/2024 to 04/03/2025 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 | 3/5 Albert St PRESTON 3072 | $637,500 | 21/02/2025 |
| 2 | 8/30-32 Lyonsville Av PRESTON 3072 | $705,000 | 12/11/2024 |
| 3 | 3/21 Laha Cr PRESTON 3072 | $640,000 | 16/10/2024 |

**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: 05/03/2025 14:13

# 3/34 Tyler Street, Preston Vic 3072

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



2 2 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$620,000 - $680,000
**Median Townhouse Price**
05/03/2024 - 04/03/2025: $730,000

## Comparable Properties



**3/5 Albert St PRESTON 3072 (REI)**

2 1 1

**Price:** $637,500
**Method:** Sold Before Auction
**Date:** 21/02/2025
**Property Type:** Townhouse (Res)

Agent Comments

**8/30-32 Lyonsville Av PRESTON 3072 (REI)**

2 2 1

**Price:** $705,000
**Method:** Private Sale
**Date:** 12/11/2024
**Property Type:** Townhouse (Res)

Agent Comments



**3/21 Laha Cr PRESTON 3072 (REI/VG)**

2 2 1

**Price:** $640,000
**Method:** Private Sale
**Date:** 16/10/2024
**Property Type:** Townhouse (Single)

Agent Comments



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