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	257 Raglan Street, Preston Vic 3072

Indicative selling price

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

Range between $900,000 & $990,000

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	37 Bruce St PRESTON 3072	$910,000	06/02/2025
2	3 St Georges Rd PRESTON 3072	$970,000	06/01/2025
3	48 Stott St PRESTON 3072	$930,000	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: 25/03/2025 15:59

Nelson Alexander



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
December quarter 2024: $1,174,000

Comparable Properties



37 Bruce St PRESTON 3072 (REI)

4 2 2

Price: $910,000
Method: Private Sale
Date: 06/02/2025
Property Type: House (Res)
Land Size: 424 sqm approx

Agent Comments



3 St Georges Rd PRESTON 3072 (VG)

3 - -

Price: $970,000
Method: Sale
Date: 06/01/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 466 sqm approx

Agent Comments



48 Stott St PRESTON 3072 (REI/VG)

3 1 1

Price: $930,000
Method: Private Sale
Date: 21/10/2024
Property Type: House (Res)
Land Size: 469 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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