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	11 Scotia Street, Preston Vic 3072

Indicative selling price

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

Single price $1,950,000

Median sale price

Median price $1,187,500 Property Type House Suburb Preston

Period - From 01/01/2025 to 31/03/2025 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	25 Dundas St PRESTON 3072	$1,905,000	29/03/2025
2	94 Collins St THORNBURY 3071	$1,910,000	15/02/2025
3	56 Wallace St PRESTON 3072	$1,960,000	09/11/2024

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: 22/04/2025 09:04

11 Scotia Street, Preston Vic 3072

David Major
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4 2 3

Property Type: House (Res)
Land Size: 525 sqm approx

Indicative Selling Price
$1,950,000
Median House Price
March quarter 2025: $1,187,500

Agent Comments

Beautiful double brick Californian bungalow South of Bell Street in the coveted West Preston location

Comparable Properties



25 Dundas St PRESTON 3072 (REI)

4 3 2

Price: $1,905,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 528 sqm approx

Agent Comments



94 Collins St THORNBURY 3071 (REI)

3 1 2

Price: $1,910,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House
Land Size: 696 sqm approx

Agent Comments



56 Wallace St PRESTON 3072 (REI/VG)

4 2 2

Price: $1,960,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House
Land Size: 553 sqm approx

Agent Comments

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