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	16 Percival Street, Preston Vic 3072

Indicative selling price

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

Single price $1,189,000

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	256 Wood St PRESTON 3072	$1,182,500	12/04/2025
2	38 Spring St PRESTON 3072	$1,160,000	05/04/2025
3	16 Showers St PRESTON 3072	$1,187,500	18/12/2024

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: 12/04/2025 16:15

16 Percival Street, Preston Vic 3072

Colin Abbas
03 9403 9300
0414 659 635
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,189,000
Median House Price
March quarter 2025: $1,187,500

Comparable Properties



256 Wood St PRESTON 3072 (REI)

3 1 2

Price: $1,182,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 446 sqm approx

Agent Comments



38 Spring St PRESTON 3072 (REI)

3 1 3

Price: $1,160,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



16 Showers St PRESTON 3072 (VG)

3 - -

Price: $1,187,500
Method: Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 243 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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