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	1/57 Jensen Road, Preston Vic 3072

Indicative selling price

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

Range between $710,000 & $750,000

Median sale price

Median price $673,100 Property Type Unit 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	1/23 Laha Cr PRESTON 3072	$714,000	17/05/2025
2	5/25 Cynga St PRESTON 3072	$750,000	11/04/2025
3	2/12 Murphy Gr PRESTON 3072	$755,000	05/04/2025

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: 19/05/2025 12:52

1/57 Jensen Road, Preston Vic 3072

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



3 2 2

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$710,000 - $750,000
Median Unit Price
March quarter 2025: $673,100

Comparable Properties



1/23 Laha Cr PRESTON 3072 (REI)

3 2 1

Price: $714,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Single)
Land Size: 204 sqm approx

Agent Comments



5/25 Cynga St PRESTON 3072 (REI)

3 2 1

Price: $750,000
Method: Private Sale
Date: 11/04/2025
Property Type: Townhouse (Single)

Agent Comments



2/12 Murphy Gr PRESTON 3072 (REI)

3 1 2

Price: $755,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 282 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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