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	3/18 Bailey Avenue, Preston Vic 3072

Indicative selling price

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

Single price $570,000

Median sale price

Median price $725,000 Property Type Townhouse Suburb Preston

Period - From 21/05/2024 to 20/05/2025 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	4/18 Bailey Av PRESTON 3072	$570,000	29/04/2025
2	126d Gower St PRESTON 3072	$590,000	14/03/2025
3	3/5 Albert St PRESTON 3072	$637,500	21/02/2025

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: 21/05/2025 15:52

3/18 Bailey Avenue, Preston Vic 3072

Brian Te
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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$570,000
Median Townhouse Price
21/05/2024 - 20/05/2025: $725,000

Comparable Properties



4/18 Bailey Av PRESTON 3072 (REI)

2 1 1

Price: $570,000
Method: Private Sale
Date: 29/04/2025
Property Type: Townhouse (Single)

Agent Comments



126d Gower St PRESTON 3072 (REI/VG)

2 2 1

Price: $590,000
Method: Private Sale
Date: 14/03/2025
Property Type: Townhouse (Single)

Agent Comments



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

Account - Jellis Craig | P: 03 9070 5095

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