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	17B Emerald Street, Preston Vic 3072

Indicative selling price

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

Range between $1,190,000 & $1,250,000

Median sale price

Median price $1,225,000 Property Type House Suburb Preston

Period - From 01/07/2025 to 30/09/2025 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 Hawker Av PRESTON 3072	$1,250,000	06/11/2025
2	105c St David St THORNBURY 3071	$1,250,000	04/10/2025
3	21/37 Cramer St PRESTON 3072	$1,100,000	03/10/2025

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: 24/11/2025 15:40

17B Emerald Street, Preston Vic 3072

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



4 3 2

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price
$1,190,000 - $1,250,000
Median House Price
September quarter 2025: $1,225,000

Comparable Properties



1/23 Hawker Av PRESTON 3072 (REI)

3 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: Townhouse (Res)

Agent Comments



105c St David St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)

Agent Comments



21/37 Cramer St PRESTON 3072 (REI)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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