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	52b Beauchamp Street, Preston Vic 3072

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,252,500 Property Type House Suburb Preston

Period - From 01/10/2025 to 31/12/2025 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	4 Kenwood Wlk PRESTON 3072	$1,057,500	24/12/2025
2	1/14 Rona St RESERVOIR 3073	$1,120,000	06/12/2025
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: 19/01/2026 12:31

52b Beauchamp Street, Preston Vic 3072

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2025: $1,252,500

Comparable Properties



4 Kenwood Wlk PRESTON 3072 (REI)

3 | 3 | 2

Price: $1,057,500
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)

Agent Comments



1/14 Rona St RESERVOIR 3073 (REI)

3 | 2 | 2

Price: $1,120,000
Method: Private Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments



21/37 Cramer St PRESTON 3072 (REI/VG)

3 | 2 | 2

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

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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