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	2 Hurlstone Avenue, Preston Vic 3072

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	37 Beauchamp St PRESTON 3072	$1,100,000	12/11/2025
2	2a Newcastle St PRESTON 3072	$1,200,000	08/10/2025
3	4 Lyonsville Av PRESTON 3072	$1,169,000	27/08/2025

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: 19/11/2025 10:38

2 Hurlstone Avenue, Preston Vic 3072

JellisCraig

David Major
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3 1 2

Property Type: House
Land Size: 756 (approx.) sqm approx

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,225,000

Agent Comments

Ideally located solid brick home on a large block

Comparable Properties



37 Beauchamp St PRESTON 3072 (REI)

3 1 1

Price: $1,100,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 398 sqm approx

Agent Comments



2a Newcastle St PRESTON 3072 (REI)

3 1 4

Price: $1,200,000
Method: Private Sale
Date: 08/10/2025
Property Type: House
Land Size: 450 sqm approx

Agent Comments



4 Lyonsville Av PRESTON 3072 (REI/VG)

3 1 2

Price: $1,169,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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