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	4/14 MCDONALD STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	Unit	Suburb	Preston
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
3/55 REGENT STREET PRESTON VIC 3072	$632,500	02-May-25
2/2 JOSEPHINE GROVE PRESTON VIC 3072	$610,000	26-May-25
17/87 HOTHAM STREET PRESTON VIC 3072	$640,640	24-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 09 September 2025

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3/55 REGENT STREET PRESTON VIC 3072

2 1 1

Sold Price **$632,500** Sold Date **02-May-25**

Distance **1.02km**

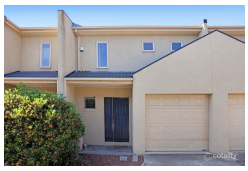


2/2 JOSEPHINE GROVE PRESTON VIC 3072

2 1 1

Sold Price **$610,000** Sold Date **26-May-25**

Distance **2.13km**



17/87 HOTHAM STREET PRESTON VIC 3072

2 1 1

Sold Price **$640,640** Sold Date **24-Jun-25**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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