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	12 Carlisle Street, Preston Vic 3072

Indicative selling price

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

Range between $1,300,000 & $1,375,000

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	243 Gooch St THORNBURY 3071	$1,360,000	07/01/2026
2	227 Mansfield St THORNBURY 3071	$1,440,000	29/11/2025
3	2a Newcastle St PRESTON 3072	$1,200,000	08/10/2025

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: 28/01/2026 15:10

12 Carlisle Street, Preston Vic 3072

JellisCraig

Nigel Harry
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0412 464 116
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3 1 2

Property Type: House
Land Size: 474 sqm approx

Indicative Selling Price
$1,300,000 - $1,375,000
Median House Price
December quarter 2025: $1,252,500

Agent Comments

A delight to discover, this enhanced three bedroom home with big northerly garden sits in a lifestyle-enriching locale.

Comparable Properties



243 Gooch St THORNBURY 3071 (REI)

3 1 2

Price: $1,360,000
Method: Private Sale
Date: 07/01/2026
Property Type: House
Land Size: 560 sqm approx

Agent Comments



227 Mansfield St THORNBURY 3071 (REI)

3 1 3

Price: $1,440,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 458 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

REIV THE DIFFERENCE

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