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	44 George Street, 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 $1,200,000 Property Type House Suburb Preston

Period - From 12/11/2024 to 11/11/2025 Source Property Data

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	30 Ballard Av COBURG NORTH 3058	$1,140,000	02/08/2025
2	451 Murray Rd PRESTON 3072	$1,060,000	14/06/2025
3	29 Bruce St PRESTON 3072	$1,180,000	28/05/2025

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: 12/11/2025 12:04

44 George Street, Preston Vic 3072

JellisCraig

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



4 1 1

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
12/11/2024 - 11/11/2025: $1,200,000

Comparable Properties



30 Ballard Av COBURG NORTH 3058 (REI/VG)

3 1 2

Price: $1,140,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 443 sqm approx

Agent Comments



451 Murray Rd PRESTON 3072 (REI/VG)

3 1 2

Price: $1,060,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 419 sqm approx

Agent Comments



29 Bruce St PRESTON 3072 (REI/VG)

3 2 1

Price: $1,180,000
Method: Private Sale
Date: 28/05/2025
Rooms: 4
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments

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