

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

8 Stafford Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,500,000 & \$1,590,000

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	5 Belmont St PRESTON 3072	\$1,490,000	28/02/2026
2	4 Willow St PRESTON 3072	\$1,560,000	18/12/2025
3	22 Halwyn Cr PRESTON 3072	\$1,570,000	08/11/2025

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:

04/03/2026 16:54

Michael Divito
03 9489 9422
0403 739 393

michaeldivito@mcgrath.com.au

Indicative Selling Price

\$1,500,000 - \$1,590,000

Median House Price

December quarter 2025: \$1,252,500



3 1 2

Property Type: House (Res)

Land Size: 568 sqm approx

Agent Comments

Comparable Properties



5 Belmont St PRESTON 3072 (REI)

Agent Comments

3 1 6

Price: \$1,490,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 715 sqm approx



4 Willow St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,560,000

Method: Private Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 502 sqm approx



22 Halwyn Cr PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,570,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 461 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614