

# 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

18 Latona Avenue, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### 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	45 Raleigh St THORNBURY 3071	\$2,400,000	21/02/2026
2	3 Ivy St PRESTON 3072	\$2,136,000	11/09/2025
3			

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:

03/03/2026 13:16



**Property Type:** House (Res)

**Land Size:** 557 sqm approx

Agent Comments

## Comparable Properties



**45 Raleigh St THORBURY 3071 (REI)**

Agent Comments



**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 707 sqm approx



**3 Ivy St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$2,136,000

**Method:** Sold Before Auction

**Date:** 11/09/2025

**Property Type:** House (Res)

**Land Size:** 588 sqm approx

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.