

# 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

10 Montague Street, 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 \$720,000 & \$792,000

### Median sale price

Median price \$1,240,000 Property Type House Suburb Preston

Period - From 01/01/2025 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	239 Raglan St PRESTON 3072	\$800,000	11/12/2025
2	215 Dundas St PRESTON 3072	\$720,000	05/12/2025
3	8 Milton Cr PRESTON 3072	\$785,000	12/09/2025

**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:

02/03/2026 10:51



2 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$720,000 - \$792,000

**Median House Price**

Year ending December 2025: \$1,240,000

## Comparable Properties



**239 Raglan St PRESTON 3072 (REI)**

Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 11/12/2025

**Property Type:** House (Res)



**215 Dundas St PRESTON 3072 (REI)**

Agent Comments

2 1 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** House (Res)



**8 Milton Cr PRESTON 3072 (REI)**

Agent Comments

2 1 1

**Price:** \$785,000

**Method:** Private Sale

**Date:** 12/09/2025

**Property Type:** House (Res)

Account - Love & Co



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