

# 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

79 Pender 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

\$1,550,000

&

\$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	88 Wilcox St PRESTON 3072	\$1,582,000	13/12/2025
2	3 Hurlstone Av PRESTON 3072	\$1,500,000	06/12/2025
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:

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**Indicative Selling Price**

\$1,550,000 - \$1,590,000

**Median House Price**

December quarter 2025: \$1,252,500



 3  2  2

**Property Type:** House

**Land Size:** 398 sqm approx

Agent Comments

## Comparable Properties



**88 Wilcox St PRESTON 3072 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,582,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)



**3 Hurlstone Av PRESTON 3072 (REI)**

Agent Comments

 4  1  2

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 617 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.

Account - Jellis Craig | P: 03 9070 5095



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