

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

14 Kenneth Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,290,000 & \$1,350,000

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	8 Garnet St PRESTON 3072	\$1,340,000	14/03/2026
2	40 Mason St RESERVOIR 3073	\$1,350,000	28/02/2026
3	2 Walton Av PRESTON 3072	\$1,423,000	25/10/2025

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:

20/03/2026 13:22

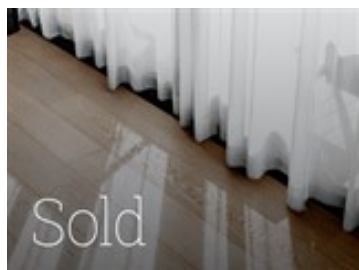


3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Garnet St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Private Sale

Date: 14/03/2026

Property Type: House



40 Mason St RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$1,350,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



2 Walton Av PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,423,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 534 sqm approx