

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

152 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between

\$1,260,000

&

\$1,330,000

Median sale price

Median price

\$1,227,000

Property Type

House

Suburb

Preston

Period - From

16/06/2025

to

15/06/2026

Source

Property Data

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	17 Carlisle St PRESTON 3072	\$1,325,000	31/05/2026
2	26 Clara St PRESTON 3072	\$1,325,000	23/05/2026
3	6 Emery St PRESTON 3072	\$1,320,000	28/03/2026

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:

16/06/2026 10:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,260,000 - \$1,330,000
Median House Price
16/06/2025 - 15/06/2026: \$1,227,000

Comparable Properties



17 Carlisle St PRESTON 3072 (REI)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 31/05/2026
Property Type: House



26 Clara St PRESTON 3072 (REI)

Agent Comments



Price: \$1,325,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)



6 Emery St PRESTON 3072 (REI)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

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