

# 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

46A James 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 \$1,625,000

&

\$1,725,000

### 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 | 51a Goldsmith Av PRESTON 3072  | \$1,704,000 | 25/10/2025   |
| 2 | 236A Gower St PRESTON 3072     | \$1,591,000 | 19/10/2025   |
| 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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Anthony De Iesi  
9489 9422  
0407 803 501

anthonydeiesi@mcgrath.com.au

**Indicative Selling Price**

\$1,625,000 - \$1,725,000

**Median House Price**

December quarter 2025: \$1,252,500



4 3 2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**51a Goldsmith Av PRESTON 3072 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,704,000

**Method:**

**Date:** 25/10/2025

**Property Type:** Townhouse (Single)



**236A Gower St PRESTON 3072 (REI)**

**Agent Comments**

5 4 2

**Price:** \$1,591,000

**Method:**

**Date:** 19/10/2025

**Property Type:** House

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.



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