

# 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

17 Bischoff 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,230,000 Property Type House Suburb Preston

Period - From 01/06/2025 to 31/05/2026 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	7 Leonard St PRESTON 3072	\$1,227,000	30/05/2026
2	24 Salisbury St COBURG 3058	\$1,300,000	27/05/2026
3	41 Connolly Av COBURG 3058	\$1,250,000	09/05/2026

**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:

01/06/2026 12:27



**Property Type:** Closed Roads

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

01/06/2025 - 31/05/2026: \$1,230,000

## Comparable Properties



**7 Leonard St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,227,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)



**24 Salisbury St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 27/05/2026

**Property Type:** House (Res)



**41 Connolly Av COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 383 sqm approx

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