

# 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

1 Belmont 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 \$980,000

&

\$1,070,000

### Median sale price

Median price \$1,225,000

Property Type House

Suburb Preston

Period - From 01/07/2025

to

30/09/2025

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 | 5 Morgan St PRESTON 3072          | \$1,102,000 | 06/09/2025   |
| 2 | 14 Claremont St COBURG NORTH 3058 | \$995,000   | 18/07/2025   |
| 3 | 23 Mt Pleasant Rd PRESTON 3072    | \$1,090,000 | 20/05/2025   |

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:

22/10/2025 16:44

1 Belmont Street, Preston Vic 3072

McGrath

Michael Divito

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**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

September quarter 2025: \$1,225,000



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**Property Type:** House

Agent Comments

## Comparable Properties



**5 Morgan St PRESTON 3072 (REI)**

Agent Comments

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**Price:** \$1,102,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 476 sqm approx



**14 Claremont St COBURG NORTH 3058 (REI/VG)**

Agent Comments

🛏️ 2 🛋️ 1 🚗 1

**Price:** \$995,000

**Method:** Sold Before Auction

**Date:** 18/07/2025

**Property Type:** House (Res)

**Land Size:** 447 sqm approx



**23 Mt Pleasant Rd PRESTON 3072 (REI/VG)**

Agent Comments

🛏️ 2 🛋️ 1 🚗 1

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** House

**Land Size:** 527 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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