

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

122 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Preston

Period - From

08/05/2025

to

07/05/2026

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	29 Beatrice St PRESTON 3072	\$1,000,000	13/03/2026
2	185 Wood St PRESTON 3072	\$1,050,000	31/01/2026
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:

08/05/2026 16:32



 4
  1
  1

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

08/05/2025 - 07/05/2026: \$1,225,000

Comparable Properties



29 Beatrice St PRESTON 3072 (REI)

Agent Comments

 4
  1
  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)



185 Wood St PRESTON 3072 (REI/VG)

Agent Comments

 4
  1
  1

Price: \$1,050,000

Method: Sold Before Auction

Date: 31/01/2026

Property Type: House (Res)

Land Size: 447 sqm approx

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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