

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

33 Jessie 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 \$1,175,845 Property Type House Suburb Preston

Period - From 06/05/2024 to 05/05/2025 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	27 Roseberry Av PRESTON 3072	\$1,150,000	20/11/2025
2	4 Graham Ct PRESTON 3072	\$1,062,800	22/03/2025
3	1 Sapphire St PRESTON 3072	\$1,050,000	24/02/2025

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:

06/05/2025 15:30



Property Type:

Agent Comments

Comparable Properties



27 Roseberry Av PRESTON 3072 (REI)

Agent Comments



Price: \$1,150,000

Method:

Date: 20/11/2025

Property Type: House



4 Graham Ct PRESTON 3072 (REI)

Agent Comments



Price: \$1,062,800

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 500 sqm approx



1 Sapphire St PRESTON 3072 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: House (Res)

Land Size: 517 sqm approx