

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

4 Tiernan Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,480,000

&

\$1,550,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Preston

Period - From 16/10/2024

to

15/10/2025

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	236A Gower St PRESTON 3072	\$1,591,000	04/10/2025
2	4 Young St PRESTON 3072	\$1,480,000	04/07/2025
3	97A Clyde St THORNBURY 3071	\$1,570,000	10/05/2025

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:

16/10/2025 14:59

4 Tiernan Street, Preston Vic 3072

McGrath

Gino De Iesi
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Indicative Selling Price

\$1,480,000 - \$1,550,000

Median House Price

16/10/2024 - 15/10/2025: \$1,200,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties



236A Gower St PRESTON 3072 (REI)

Agent Comments

5 4 2

Price: \$1,591,000

Method:

Date: 04/10/2025

Property Type: House



4 Young St PRESTON 3072 (REI)

Agent Comments

4 2 2

Price: \$1,480,000

Method: Private Sale

Date: 04/07/2025

Property Type: House

Land Size: 233 sqm approx



97A Clyde St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 2

Price: \$1,570,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House

Land Size: 354 sqm approx

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



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