

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

3 GARNET STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Preston

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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 PAYWIT STREET PRESTON VIC 3072	\$1,900,000	04-Dec-25
103B RAGLAN STREET PRESTON VIC 3072	\$1,855,000	23-Sep-25
28 BAYLISS STREET PRESTON VIC 3072	\$2,015,000	24-Aug-25

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 6 months.

This Statement of Information was prepared on: 10 February 2026



1 PAYWIT STREET PRESTON VIC 3072

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **04-Dec-25**

 5  3  2

Distance **1.49km**



103B RAGLAN STREET PRESTON VIC 3072

Sold Price ^{RS} **\$1,855,000** Sold Date **23-Sep-25**

 4  4  3

Distance **1.4km**



28 BAYLISS STREET PRESTON VIC 3072

Sold Price **\$2,015,000** Sold Date **24-Aug-25**

 3  2  2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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