

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

12 Beauchamp Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,216,250

Property Type House

Suburb Preston

Period - From 01/04/2024

to 31/03/2025

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	3 Nugent St PRESTON 3072	\$1,400,000	31/01/2025
2	209 Raglan St PRESTON 3072	\$1,515,750	09/12/2024
3	15 Cameron St RESERVOIR 3073	\$1,455,000	23/11/2024

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:

10/05/2025 21:00



 4  2  1

Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending March 2025: \$1,216,250

Comparable Properties



3 Nugent St PRESTON 3072 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,400,000

Method: Private Sale

Date: 31/01/2025

Property Type: House

Land Size: 437 sqm approx



209 Raglan St PRESTON 3072 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,515,750

Method: Auction Sale

Date: 09/12/2024

Property Type: House (Res)

Land Size: 446 sqm approx



15 Cameron St RESERVOIR 3073 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,455,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 488 sqm approx