

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

154-156 Wood Street, Preston Vic 3072

Indicative selling price

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

Single price

\$1,825,000

Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Preston

Period - From

01/04/2025

to

30/06/2025

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	501-503 Plenty Rd PRESTON 3072	\$2,000,000	24/09/2025
2	5 West St PRESTON 3072	\$1,850,000	06/09/2025
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:

01/10/2025 10:42



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Property Type: House
Land Size: 1356 sqm approx
Agent Comments

Indicative Selling Price
\$1,825,000
Median House Price
June quarter 2025: \$1,210,000

Comparable Properties



501-503 Plenty Rd PRESTON 3072 (REI)

Agent Comments

- - -

Price: \$2,000,000
Method: Private Sale
Date: 24/09/2025
Property Type: Land
Land Size: 1017 sqm approx



5 West St PRESTON 3072 (REI)

Agent Comments

4 1 3

Price: \$1,850,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 910 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.