

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

86 Wood Street, Preston Vic 3072

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Preston

Period - From

01/10/2025

to

31/12/2025

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	8 Hay St PRESTON 3072	\$1,300,000	06/10/2025
2	2 Sapphire St PRESTON 3072	\$1,280,000	04/10/2025
3	50 Harrow St PRESTON 3072	\$1,250,000	12/09/2025

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:

04/02/2026 17:10



3 1 3

Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments

Planning permit for 4 townhouses. 3 X 4 Bedrooms 1 X 3 Bedrooms + Study

Indicative Selling Price
\$1,300,000

Median House Price
December quarter 2025: \$1,252,500

Comparable Properties



8 Hay St PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Private Sale
Date: 06/10/2025
Property Type: House (Res)
Land Size: 712 sqm approx



2 Sapphire St PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 587 sqm approx



50 Harrow St PRESTON 3072 (REI/VG)

Agent Comments

3 1 4

Price: \$1,250,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 697 sqm approx