

## 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



**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)**



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

**Agent Comments**



**2 Sapphire St PRESTON 3072 (REI/VG)**



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

**Agent Comments**



**50 Harrow St PRESTON 3072 (REI/VG)**



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

**Agent Comments**

**Account - The One Real Estate (AU) | P: 03 7007 5707**