

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

2/26 MILTON CRESCENT 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

\$1,070,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,750

Property type

Unit

Suburb

Preston

Period-from

01 May 2025

to

30 Apr 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

4 MILTON CRESCENT PRESTON VIC 3072	\$965,000	28-Apr-26
29 HOTHAM STREET PRESTON VIC 3072	\$1,085,000	16-Mar-26
2/29 SYLVESTER GROVE PRESTON VIC 3072	\$926,000	02-May-26

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: 14 May 2026



4 MILTON CRESCENT PRESTON VIC 3072

2 1 1

Sold Price

^{RS} **\$965,000**

Sold Date **28-Apr-26**

Distance **0.12km**



29 HOTHAM STREET PRESTON VIC 3072

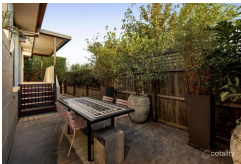
2 1 1

Sold Price

^{RS} **\$1,085,000**

Sold Date **16-Mar-26**

Distance **0.15km**



2/29 SYLVESTER GROVE PRESTON VIC 3072

2 1 1

Sold Price

^{RS} **\$926,000**

Sold Date **02-May-26**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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