

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

1/10 BELGROVE STREET 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

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,690

Property type

Other

Suburb

Preston

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2D KENNETH STREET PRESTON VIC 3072	\$820,000	23-Mar-25
1/99 GOWER STREET PRESTON VIC 3072	-	29-Mar-25

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: 03 June 2025



**2D KENNETH STREET PRESTON
VIC 3072**

 3  1  2

Sold Price **\$820,000** Sold Date **23-Mar-25**

Distance **0.39km**



**1/99 GOWER STREET PRESTON
VIC 3072**

 3  2  2

Sold Price ^{RS} - Sold Date **29-Mar-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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