

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

122 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,243,750

Property Type

House

Suburb

Preston

Period - From

24/09/2025

to

23/09/2026

Source

Property Data

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	34 Wewak Pde HEIDELBERG WEST 3081	\$1,000,000	18/09/2026
2	6 Ruby St PRESTON 3072	\$950,000	11/07/2026
3	552-554 Plenty Rd PRESTON 3072	\$970,000	10/06/2026

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:

24/09/2026 14:47



4
 2
 2

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

24/09/2025 - 23/09/2026: \$1,243,750

Comparable Properties



34 Wewak Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

4
 2
 2

Price: \$1,000,000

Method: Private Sale

Date: 18/09/2026

Property Type: House (Res)

Land Size: 868 sqm approx



6 Ruby St PRESTON 3072 (REI)

Agent Comments

4
 2
 4

Price: \$950,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)



552-554 Plenty Rd PRESTON 3072 (REI)

Agent Comments

4
 1
 3

Price: \$970,000

Method: Private Sale

Date: 10/06/2026

Property Type: House (Res)

Land Size: 569 sqm approx

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