

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

13 Murphy Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,275,500

Property Type

House

Suburb

Preston

Period - From

01/01/2026

to

31/03/2026

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	12 Hodson St PRESTON 3072	\$1,140,000	10/03/2026
2	44 George St PRESTON 3072	\$1,200,000	03/02/2026
3	485 Gilbert Rd PRESTON 3072	\$1,152,000	15/12/2025

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:

15/04/2026 11:36



 4  2  2

Rooms: 6

Property Type: House

Land Size: 527 sqm approx

Agent Comments

Ideally located 4 bedroom home close to PT and local amenities

Comparable Properties



12 Hodson St PRESTON 3072 (REI)

Agent Comments

 4  2  1

Price: \$1,140,000

Method: Private Sale

Date: 10/03/2026

Property Type: House (Res)



44 George St PRESTON 3072 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,200,000

Method: Private Sale

Date: 03/02/2026

Property Type: House

Land Size: 504 sqm approx



485 Gilbert Rd PRESTON 3072 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,152,000

Method: Sold Before Auction

Date: 15/12/2025

Property Type: House (Res)

Land Size: 464 sqm approx