

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

147 TYLER 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Preston

Period-from

01 Feb 2025

to

31 Jan 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

162 TYLER STREET PRESTON VIC 3072	\$1,125,000	04-Oct-25
13 MCCOLL STREET RESERVOIR VIC 3073	\$1,164,000	13-Dec-25
30 CHALEYER STREET RESERVOIR VIC 3073	\$1,175,000	04-Sep-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 February 2026



162 TYLER STREET PRESTON VIC 3072

Sold Price

\$1,125,000

Sold Date

04-Oct-25



3



2



2

Distance

0.4km



13 MCCOLL STREET RESERVOIR VIC 3073

Sold Price

^{RS} **\$1,164,000**

Sold Date

13-Dec-25



3



1



4

Distance

0.48km



30 CHALEYER STREET RESERVOIR VIC 3073

Sold Price

\$1,175,000

Sold Date

04-Sep-25



3



1



3

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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