

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

16 Railton Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	44 Miller St PRESTON 3072	\$1,075,000	28/03/2026
2	33 Ruby St PRESTON 3072	\$1,020,000	28/02/2026
3	2 Hurlstone Av PRESTON 3072	\$1,220,000	10/12/2025

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:

04/05/2026 13:51

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,275,500



3 1 1

Property Type: House (Res)

Land Size: 449 sqm approx

Agent Comments

Comparable Properties



44 Miller St PRESTON 3072 (REI)

3 1 4

Price: \$1,075,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Agent Comments

Land size 348m2 approx.



33 Ruby St PRESTON 3072 (REI)

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 509 sqm approx

Agent Comments



2 Hurlstone Av PRESTON 3072 (REI/VG)

3 1 2

Price: \$1,220,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 762 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300