

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

2/119 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$722,500 Property Type Townhouse Suburb Preston

Period - From 20/05/2024 to 19/05/2025 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	6/42 Pender St THORNBURY 3071	\$890,000	10/04/2025
2	5/22 Sussex St PRESTON 3072	\$927,000	17/03/2025
3	2/15 Sussex St PRESTON 3072	\$920,000	22/02/2025

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:

20/05/2025 16:56



2 2 1

Property Type: Townhouse
(Single)

Land Size: 175 sqm approx

Agent Comments

Comparable Properties

6/42 Pender St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$890,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: Townhouse (Res)



5/22 Sussex St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$927,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)



2/15 Sussex St PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$920,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)