

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 Nichol Street, Preston Vic 3072

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,234,750

Property Type House

Suburb Preston

Period - From 01/04/2026

to 30/06/2026

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	7 Gordon Gr PRESTON 3072	\$1,000,000	02/05/2026
2	26 Lovelace St PRESTON 3072	\$1,042,000	27/03/2026
3	33 Ruby St PRESTON 3072	\$1,020,000	28/02/2026

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:

17/08/2026 17:30



2 1 3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 520 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2026: \$1,234,750

Comparable Properties



7 Gordon Gr PRESTON 3072 (REI)

[Agent Comments](#)

3 1 3

Price: \$1,000,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 562 sqm approx



26 Lovelace St PRESTON 3072 (REI)

[Agent Comments](#)

3 1 3

Price: \$1,042,000
Method: Auction Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 486 sqm approx



33 Ruby St PRESTON 3072 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 509 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089