

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

25 Sheila Street, Preston Vic 3072

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Preston

Period - From 01/10/2025

to 31/12/2025

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		
2		
3		

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:

13/03/2026 10:57

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2025: \$1,252,500



2 2 0

Property Type: House (Res)

Land Size: 523 sqm approx

Agent Comments

Comparable Properties

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. There doesn't seem to be any directly comparable sales here, 6 Satelberg Crt Heidelberg West (2bed) for \$900,000 but a bigger block and seemed like it needed a bit of work. Also, 1 South Cr Heidelberg West (2bed) sold for \$921,000 a bigger block too, but these are still within 2kms. 47 Sheila St sold in Feb this year for \$985,000 a 4 bedroom house (double storey), this is why we priced it as is.

Account - Jellis Craig | P: 03 9387 5888



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