

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

257 Gower 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	255 Gower St PRESTON 3072	\$1,060,000	11/07/2026
2	16 Railton Gr PRESTON 3072	\$1,060,000	27/05/2026
3	183 Murray Rd PRESTON 3072	\$1,100,000	21/04/2026

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:

03/09/2026 16:30

Mitchell Boys

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2026: \$1,234,750



 3
  1
  off street

Property Type: Brick Veneer

Land Size: 488 sqm approx

Agent Comments

Comparable Properties



255 Gower St PRESTON 3072 (REI)

Agent Comments

 3
  1
  1

Price: \$1,060,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 488 sqm approx



16 Railton Gr PRESTON 3072 (REI)

Agent Comments

 3
  1
  1

Price: \$1,060,000

Method: Private Sale

Date: 27/05/2026

Property Type: House (Res)

Land Size: 449 sqm approx



183 Murray Rd PRESTON 3072 (VG)

Agent Comments

 3
  -
  -

Price: \$1,100,000

Method: Sale

Date: 21/04/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Account - Jellis Craig | P: 03 9387 5888