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

28 Bayliss Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$1,900,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,187,500	Pro	operty Type House		ise	se l		Preston
Period - From	01/01/2025	to	31/03/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	25 Dundas St PRESTON 3072	\$1,905,000	29/03/2025
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:

28/05/2025 09:25



28 Bayliss Street, Preston Vic 3072







Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 611 sqm approx Agent Comments Colin Abbas 03 9403 9300 0414 659 635 colinabbas@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price March quarter 2025: \$1,187,500

Comparable Properties

25 Dundas St PRESTON 3072 (REI)

Agent Comments

Price: \$1,905,000 Method: Date: 29/03/2025 Property Type: House

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.

Account - Jellis Craig | P: 03 9070 5095





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