

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

3 Avondale Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	152 Murray Rd PRESTON 3072	\$1,240,000	06/07/2026
2	19 Leicester St PRESTON 3072	\$1,340,000	24/06/2026
3	10 Mutimer St PRESTON 3072	\$1,242,500	02/05/2026

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:

22/07/2026 12:01



3 2 2

Property Type: House (Res)

Land Size: 479 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2026: \$1,234,750

Comparable Properties



152 Murray Rd PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,240,000

Method: Sold Before Auction

Date: 06/07/2026

Property Type: House (Res)

Land Size: 648 sqm approx



19 Leicester St PRESTON 3072 (REI)

Agent Comments

4 1 2

Price: \$1,340,000

Method: Private Sale

Date: 24/06/2026

Property Type: House

Land Size: 627 sqm approx



10 Mutimer St PRESTON 3072 (REI/VG)

Agent Comments

3 1 3

Price: \$1,242,500

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 449 sqm approx