

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

35 Wilcox Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Preston

Period - From 01/07/2025

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	5 Tennyson Av PRESTON 3072	\$1,375,000	30/05/2026
2	4 Fitzroy St PRESTON 3072	\$1,390,000	24/03/2026
3	5 Belmont St PRESTON 3072	\$1,490,000	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:

24/08/2026 15:20

35 Wilcox Street, Preston Vic 3072



 3  2  2

Property Type: House
Land Size: 398 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending June 2026: \$1,250,000

Comparable Properties



5 Tennyson Av PRESTON 3072 (REI)

Agent Comments

 3  1  4

Price: \$1,375,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 571 sqm approx



4 Fitzroy St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  5

Price: \$1,390,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 567 sqm approx



5 Belmont St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  6

Price: \$1,490,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 715 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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