

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

4/2 SWIFT STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

2/15 SHEFFIELD STREET PRESTON VIC 3072	\$816,000	29-May-26
3/15 OSBORNE GROVE PRESTON VIC 3072	\$840,000	13-Aug-26
1/1A SYLVESTER GROVE PRESTON VIC 3072	\$850,000	04-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 08 September 2026



**2/15 SHEFFIELD STREET PRESTON
VIC 3072**

Sold Price

\$816,000

Sold Date

29-May-26



3



2



2

Distance

1.9km



**3/15 OSBORNE GROVE PRESTON
VIC 3072**

Sold Price

^{RS} **\$840,000**

Sold Date

13-Aug-26



2



2



1

Distance

0.61km



**1/1A SYLVESTER GROVE PRESTON
VIC 3072**

Sold Price

\$850,000

Sold Date

04-Jul-26



3



2



2

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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