

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

4/26 Tyler Street, Preston Vic 3072

Indicative selling price

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

Range between \$650,000

&

\$695,000

Median sale price

Median price \$662,500

Property Type Unit

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	6/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$635,000	11/07/2026
2	2/27 Holly St PRESTON 3072	\$705,000	18/05/2026
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.~~

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Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

June quarter 2026: \$662,500



 3  1  1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



6/15 McEwan Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

 3  -  -

Price: \$635,000

Method: Sale

Date: 11/07/2026

Property Type: Flat/Unit/Apartment (Res)



2/27 Holly St PRESTON 3072 (REI/VG)

Agent Comments

 3  2  1

Price: \$705,000

Method: Private Sale

Date: 18/05/2026

Property Type: Townhouse (Res)

Land Size: 116 sqm approx

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.