

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

40A James Street, Preston Vic 3072

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$737,000

Property Type

Townhouse

Suburb

Preston

Period - From

03/06/2024

to

02/06/2025

Source

Property Data

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	128f Raglan St PRESTON 3072	\$771,000	31/05/2025
2	5/22 Sussex St PRESTON 3072	\$927,000	17/03/2025
3	2/15 Sussex St PRESTON 3072	\$920,000	22/02/2025

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:

03/06/2025 15:05



 2  1  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



128f Raglan St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$771,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



5/22 Sussex St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$927,000

Method: Private Sale

Date: 17/03/2025

Property Type: Townhouse (Single)



2/15 Sussex St PRESTON 3072 (REI/VG)

Agent Comments

 2  2  1

Price: \$920,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)