

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

5 Margtmary Avenue, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,275,500

Property Type House

Suburb Preston

Period - From 01/01/2026

to 31/03/2026

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 James St PRESTON 3072	\$1,000,000	02/05/2026
2	249 Tyler St PRESTON 3072	\$1,100,000	11/04/2026
3	21 Garnet St PRESTON 3072	\$1,085,000	14/03/2026

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:

20/05/2026 16:25



 3  1  1

Property Type: House

Agent Comments

Comparable Properties



6 James St PRESTON 3072 (REI)

Agent Comments

 3  1  3

Price: \$1,000,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 631 sqm approx



249 Tyler St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$1,100,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 480 sqm approx



21 Garnet St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,085,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 434 sqm approx