

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

53 Kendall Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Preston

Period - From 01/06/2025

to

31/05/2026

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	131 Ballantyne St THORNBURY 3071	\$1,280,000	18/05/2026
2	214 Harold St THORNBURY 3071	\$1,145,000	14/03/2026
3	117 Hutton St THORNBURY 3071	\$1,350,000	18/02/2026

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:

01/06/2026 10:27

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

01/06/2025 - 31/05/2026: \$1,230,000

**Property Type:**

Agent Comments

Comparable Properties

**131 Ballantyne St THORNBURY 3071 (REI)**

Agent Comments

**Price:** \$1,280,000**Method:** Sold Before Auction**Date:** 18/05/2026**Property Type:** House (Res)**214 Harold St THORNBURY 3071 (REI)**

Agent Comments

**Price:** \$1,145,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 360 sqm approx**117 Hutton St THORNBURY 3071 (REI/VG)**

Agent Comments

**Price:** \$1,350,000**Method:** Sold Before Auction**Date:** 18/02/2026**Property Type:** House (Res)**Land Size:** 359 sqm approx

Account - Jellis Craig | P: 03 94321444