

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

54 James Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Preston

Period - From 01/07/2025

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	1 Calk St COBURG NORTH 3058	\$1,261,000	11/04/2026
2	4 Fitzroy St PRESTON 3072	\$1,390,000	24/03/2026
3	24 Shore Gr COBURG NORTH 3058	\$1,150,000	13/03/2026

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:

07/07/2026 12:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2026: \$1,250,000

Comparable Properties



1 Calk St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$1,261,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 565 sqm approx



4 Fitzroy St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 567 sqm approx



24 Shore Gr COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 599 sqm approx