

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

67 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

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	131 Ballantyne St THORNBURY 3071	\$1,280,000	18/05/2026
2	87a Mansfield St THORNBURY 3071	\$1,290,000	26/02/2026
3	41a Normanby Av THORNBURY 3071	\$1,250,000	30/01/2026

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:

27/05/2026 15:54

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

March quarter 2026: \$1,275,500



2
 1
 2

Property Type: House (Res)**Land Size:** 284 sqm approx**Agent Comments**

Positioned on a wonderfully wide high-side allotment, this freestanding Edwardian blends timeless charm with generous proportions and a superb Thornbury-edge location.

Comparable Properties

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

2
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 2

Price: \$1,280,000**Method:** Sold Before Auction**Date:** 18/05/2026**Property Type:** House (Res)**Agent Comments**

Land size approximately 332m2

**87a Mansfield St THORNBURY 3071 (REI/VG)**

2
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Price: \$1,290,000**Method:** Sold Before Auction**Date:** 26/02/2026**Property Type:** House (Res)**Land Size:** 267 sqm approx**Agent Comments****41a Normanby Av THORNBURY 3071 (REI/VG)**

2
 1
 1

Price: \$1,250,000**Method:** Private Sale**Date:** 30/01/2026**Property Type:** House**Land Size:** 255 sqm approx**Agent Comments**

Account - Jellis Craig | P: 03 9403 9300