

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

7 CAROLINE COURT PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Preston

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

4 MILTON CRESCENT PRESTON VIC 3072	\$965,000	28-Apr-26
33 RUBY STREET PRESTON VIC 3072	\$1,020,000	28-Feb-26
21 GARNET STREET PRESTON VIC 3072	\$1,085,000	14-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 13 May 2026



4 MILTON CRESCENT PRESTON VIC 3072

 2  1  1

Sold Price

^{RS}

\$965,000

Sold Date

28-Apr-26

Distance

0.51km



33 RUBY STREET PRESTON VIC 3072

 3  1  2

Sold Price

^{RS}

\$1,020,000

Sold Date

28-Feb-26

Distance

0.91km



21 GARNET STREET PRESTON VIC 3072

 3  1  1

Sold Price

\$1,085,000

Sold Date

14-Mar-26

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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