

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

8 Ada Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Preston

Period - From 01/10/2025

to 31/12/2025

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	3 Gertrude St PRESTON 3072	\$1,200,000	21/02/2026
2	480 Bell St PRESTON 3072	\$1,280,000	15/01/2026
3	6 Graham Ct PRESTON 3072	\$1,217,000	29/11/2025

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:

26/03/2026 19:49



Rooms: 6
Property Type: House (Res)
Land Size: 660 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2025: \$1,252,500

Comparable Properties



3 Gertrude St PRESTON 3072 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 413 sqm approx



480 Bell St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 482 sqm approx



6 Graham Ct PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,217,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 484 sqm approx

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