

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

28 Stott Street, Preston Vic 3072

Indicative selling price

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

Single price \$1,000,000

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	2 Showers St PRESTON 3072	\$985,000	23/10/2026
2	2 Townhall Av PRESTON 3072	\$1,030,000	22/12/2025
3	33 Ruby St PRESTON 3072	\$1,020,000	28/02/2026

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:

23/03/2026 12:37

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3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,000,000

Median House Price

December quarter 2025: \$1,252,500

Comparable Properties

2 Showers St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$985,000

Method:

Date: 23/10/2026

Property Type: House

2 Townhall Av PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,030,000

Method:

Date: 22/12/2025

Property Type: House



33 Ruby St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 509 sqm approx

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