

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

237 TYLER STREET 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Preston

Period-from

01 Mar 2025

to

28 Feb 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

224 WOOD STREET PRESTON VIC 3072	\$1,235,000	21-Feb-26
16 GREGORY GROVE PRESTON VIC 3072	\$1,200,000	22-Oct-25
40 MASON STREET RESERVOIR VIC 3073	\$1,350,000	21-Feb-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: 25 March 2026



224 WOOD STREET PRESTON VIC 3072

Sold Price

^{RS}

\$1,235,000

Sold Date

21-Feb-26



4



1



2

Distance

0.32km



16 GREGORY GROVE PRESTON VIC 3072

Sold Price

\$1,200,000

Sold Date

22-Oct-25



1



1



3

Distance

0.72km



40 MASON STREET RESERVOIR VIC 3073

Sold Price

^{RS}

\$1,350,000

Sold Date

21-Feb-26



3



1



1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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