

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

5 SHAKESPEARE AVENUE 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

\$1,725,000

&

\$1,875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Preston

Period-from

01 Apr 2025

to

31 Mar 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

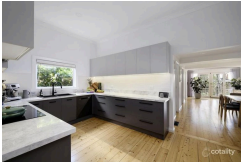
Date of sale

3 JOFFRE STREET RESERVOIR VIC 3073	\$1,860,000	25-Nov-25
61 OAKHILL AVENUE RESERVOIR VIC 3073	\$1,930,000	22-Nov-25
14 HERBERT STREET PRESTON VIC 3072	\$1,890,500	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: 22 April 2026



3 JOFFRE STREET RESERVOIR VIC 3073

 3  2  2

Sold Price

\$1,860,000

Sold Date

25-Nov-25

Distance

0.3km



61 OAKHILL AVENUE RESERVOIR VIC 3073

 3  3  4

Sold Price

\$1,930,000

Sold Date

22-Nov-25

Distance

0.82km



14 HERBERT STREET PRESTON VIC 3072

 4  3  2

Sold Price

^{RS} **\$1,890,500**

Sold Date

21-Feb-26

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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