

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

3b Stone Street, Preston Vic 3072

Indicative selling price

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

Single price

\$1,379,000

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	33 Clapham St THORNBURY 3071	\$1,330,000	30/10/2025
2	10a Matlock St PRESTON 3072	\$1,405,000	25/11/2025
3			

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:

20/03/2026 13:36

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Indicative Selling Price

\$1,379,000

Median House Price

December quarter 2025: \$1,252,500



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



33 Clapham St THORBURY 3071 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Private Sale

Date: 30/10/2025

Property Type: House (Res)

Land Size: 242 sqm approx



10a Matlock St PRESTON 3072 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,405,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 252 sqm approx

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.