

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

3 GARNET 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

\$1,700,000

&

\$1,800,000

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

14 HERBERT STREET PRESTON VIC 3072	\$1,890,500	21-Feb-26
95 MANSFIELD STREET THORBURY VIC 3071	\$1,875,000	29-Oct-25
23B MOUNT STREET PRESTON VIC 3072	\$1,760,000	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: 02 April 2026



14 HERBERT STREET PRESTON VIC 3072 Sold Price ^{RS} **\$1,890,500** Sold Date **21-Feb-26**

4 3 2

Distance **0.52km**



95 MANSFIELD STREET THORBURY VIC 3071 Sold Price **\$1,875,000** Sold Date **29-Oct-25**

4 3 1

Distance **1.19km**



23B MOUNT STREET PRESTON VIC 3072 Sold Price ^{RS} **\$1,760,000** Sold Date **21-Feb-26**

4 3 2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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