

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

57 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$1,216,250 Property Type House Suburb Preston

Period - From 01/04/2024 to 31/03/2025 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	25 Newcastle St PRESTON 3072	\$691,000	03/05/2025
2	7 Dorrington Av RESERVOIR 3073	\$715,000	11/04/2025
3	35 Wilkinson Cr BELLFIELD 3081	\$735,000	29/01/2025

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:

16/06/2025 10:43



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Property Type: House
Land Size: 349 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$740,000
Median House Price
 Year ending March 2025: \$1,216,250

Comparable Properties



25 Newcastle St PRESTON 3072 (REI)

Agent Comments

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Price: \$691,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 488 sqm approx



7 Dorrington Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$715,000
Method: Private Sale
Date: 11/04/2025
Property Type: House (Res)
Land Size: 624 sqm approx



35 Wilkinson Cr BELLFIELD 3081 (REI)

Agent Comments

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Price: \$735,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 319 sqm approx

Account - Love & Co



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