

## 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

3/537 GILBERT ROAD PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Preston

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

7/480 GILBERT ROAD PRESTON VIC 3072	\$680,000	21-Oct-24
15/397 MURRAY ROAD PRESTON VIC 3072	\$725,000	19-Oct-24
3/111 REGENT STREET PRESTON VIC 3072	\$725,000	09-Nov-24

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: 26 February 2025

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**7/480 GILBERT ROAD PRESTON  
VIC 3072**

2 2 1

Sold Price

**\$680,000**

Sold Date

**21-Oct-24**

Distance

**0.09km**



**15/397 MURRAY ROAD PRESTON  
VIC 3072**

2 2 1

Sold Price

**\$725,000**

Sold Date

**19-Oct-24**

Distance

**0.64km**



**3/111 REGENT STREET PRESTON  
VIC 3072**

2 2 1

Sold Price

Sold Date

**09-Nov-24**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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