

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

101/2 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$395,000

&

\$434,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Preston

Period - From 12/11/2024

to

11/11/2025

Source Property Data

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	10/297 Plenty Rd PRESTON 3072	\$435,000	20/10/2025
2	306/277 Raglan St PRESTON 3072	\$430,000	02/09/2025
3	305/100 Plenty Rd PRESTON 3072	\$400,000	01/07/2025

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:

12/11/2025 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$395,000 - \$434,000

Median Unit Price
12/11/2024 - 11/11/2025: \$585,000

Comparable Properties



10/297 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 20/10/2025
Property Type: Apartment



306/277 Raglan St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment



305/100 Plenty Rd PRESTON 3072 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 01/07/2025
Property Type: Strata Flat - Single OYO Flat

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788