

## 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

101/67-69 HIGH STREET 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

\$389,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 107/183 HIGH STREET PRESTON VIC 3072   | \$395,000 | 27-May-25 |
| 307/54 HIGH STREET PRESTON VIC 3072    | \$392,000 | 21-Mar-25 |
| 207/33 SEYMOUR STREET PRESTON VIC 3072 | \$390,000 | 26-Jun-25 |

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: 03 September 2025