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	104/277 Raglan Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$630,000

Median sale price

Median price	\$600,500	Pro	perty Type	Jnit		Suburb	Preston
Period - From	01/07/2024	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	508/9 High St PRESTON 3072	\$600,000	25/07/2025
2	1104/80 High St PRESTON 3072	\$638,000	24/06/2025
3	102/191 High St PRESTON 3072	\$625,000	18/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/08/2025 15:31











Property Type: Apartment

Agent Comments

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price Year ending June 2025: \$600,500

Comparable Properties



508/9 High St PRESTON 3072 (REI)

2

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1

Price: \$600,000

Method: Sold Before Auction

Date: 25/07/2025

Property Type: Apartment

Agent Comments



1104/80 High St PRESTON 3072 (VG)



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Agent Comments

Price: \$638,000 Method: Sale Date: 24/06/2025

Property Type: Strata Flat - Single OYO Flat

102/191 High St PRESTON 3072 (REI/VG)

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2



2



1

Price: \$625,000

Method: Expression of Interest

Date: 18/06/2025

Property Type: Apartment

Agent Comments

Account - VICPROP | P: 03 8888 1011





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