

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

104/277 Raglan Street, Preston Vic 3072

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

Property Type Unit

Suburb Preston

Period - From 01/07/2024

to 30/06/2025

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	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 comparable properties 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



2
 1
 1

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)

Agent Comments

2
 2
 1

Price: \$600,000

Method: Sold Before Auction

Date: 25/07/2025

Property Type: Apartment



1104/80 High St PRESTON 3072 (VG)

Agent Comments

2
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Price: \$638,000

Method: Sale

Date: 24/06/2025

Property Type: Strata Flat - Single OYO Flat



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

Agent Comments

2
 2
 1

Price: \$625,000

Method: Expression of Interest

Date: 18/06/2025

Property Type: Apartment