Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	296 Plenty Road Preston VIC 3072

Indicative selling price

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

Unit type or class	Single price		Lower price		Higher price
One-bedroom residences	~~$*~~	Or range between	$489,000	&	$530,000
Two-bedroom residences - **Residences - 104,105,106, 209,210,211,212,309,310, 311,312,405, 406,407,408, 506,507,508 & 509**	~~$*~~	Or range between	$599,000	&	$655,000
Two-bedroom residences - **Residences - G02, G03, G04,110, 204,205,206,208,304,305,306,308,502 & 503**	~~$*~~	Or range between	$656,000	&	$720,000
Two-bedroom residences - **Residences - 109,112 & 505**	~~$*~~	Or range between	$721,000	&	$750,000
Three-bedroom residences - **Residences - G01 & 501**	~~$*~~	Or range between	$1,049,000	&	$1,150,000
Three-bedroom residences - **Residences – 401, 402 & 403**	~~$*~~	Or range between	$1,151,000	&	$1,262,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$1,157,000	Suburb	Preston		
Period - From	June 2025	To	Nov 2025	Source	Realestate.com.au

This Statement of Information was prepared on: 3 March 2026