

## 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

107/183 HIGH STREET PRESTON VIC 3072

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

102/183 HIGH STREET PRESTON VIC 3072	\$531,000	08-Feb-25
505/183 HIGH STREET PRESTON VIC 3072	\$420,000	04-Mar-25
306/191 HIGH STREET PRESTON VIC 3072	\$415,000	21-May-24

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: 12 May 2025



**102/183 HIGH STREET PRESTON  
VIC 3072**

 1  1  1

Sold Price **\$531,000** Sold Date **08-Feb-25**

Distance **0km**



**505/183 HIGH STREET PRESTON  
VIC 3072**

 1  1  1

Sold Price **\$420,000** Sold Date **04-Mar-25**

Distance **0km**



**306/191 HIGH STREET PRESTON  
VIC 3072**

 1  1  1

Sold Price **\$415,000** Sold Date **21-May-24**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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