

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

108/450 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between \$325,000 & \$355,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Preston

Period - From 01/07/2024

to 30/06/2025

Source Property Data

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	27/104 St Georges Rd PRESTON 3072	\$345,000	28/05/2025
2	208/204 High St PRESTON 3072	\$330,000	10/05/2025
3	307/356 Bell St PRESTON 3072	\$359,000	30/03/2025

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:

01/07/2025 16:25



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$325,000 - \$355,000

Median Unit Price

01/07/2024 - 30/06/2025: \$490,000

Comparable Properties



27/104 St Georges Rd PRESTON 3072 (REI/VG)

Agent Comments

1
 1
 1

Price: \$345,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



208/204 High St PRESTON 3072 (REI/VG)

Agent Comments

1
 1
 1

Price: \$330,000

Method: Private Sale

Date: 10/05/2025

Property Type: Unit



307/356 Bell St PRESTON 3072 (REI/VG)

Agent Comments

1
 1
 1

Price: \$359,000

Method: Private Sale

Date: 30/03/2025

Property Type: Apartment

Land Size: 1778.20 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800