

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

110/35 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$776,000

Property Type

Townhouse

Suburb

Preston

Period - From

21/10/2024

to

20/10/2025

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	703/35 Plenty Rd PRESTON 3072	\$740,000	07/10/2025
2	16/93-103 High St PRESTON 3072	\$730,000	09/09/2025
3	3/24 Dundas St THORBURY 3071	\$765,000	05/08/2025

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:

21/10/2025 16:51

110/35 Plenty Road, Preston Vic 3072



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Indicative Selling Price

\$700,000 - \$750,000

Median Townhouse Price

21/10/2024 - 20/10/2025: \$776,000



2 2 2

Property Type: Apartment

Land Size: Terrace Garden 112 sqm approx

Agent Comments

Comparable Properties



703/35 Plenty Rd PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$740,000

Method: Private Sale

Date: 07/10/2025

Property Type: Apartment



16/93-103 High St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 09/09/2025

Property Type: Apartment



3/24 Dundas St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 05/08/2025

Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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