

# 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

12/388 Murray Road, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000

&

\$475,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Preston

Period - From 01/04/2024

to 31/03/2025

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	5/2 Dundas St THORNBURY 3071	\$490,000	18/12/2024
2	307/7 Warrs Av PRESTON 3072	\$476,000	14/11/2024
3	505/54 High St PRESTON 3072	\$480,000	07/11/2024

**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:

26/04/2025 13:23



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$475,000 - \$475,000  
Median Unit Price  
Year ending March 2025: \$630,000

Comparable Properties



5/2 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000  
Method: Sold Before Auction  
Date: 18/12/2024  
Property Type: Apartment



307/7 Warrs Av PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$476,000  
Method: Private Sale  
Date: 14/11/2024  
Property Type: Unit



505/54 High St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000  
Method: Private Sale  
Date: 07/11/2024  
Property Type: Apartment