

## 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

14/105 DUNDAS STREET PRESTON VIC 3072

### Indicative selling price

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

Single Price

\$405,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2024

to

31 Mar 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

2/1 COLLINS STREET THORBURY VIC 3071	\$450,000	03-Feb-25
109/35 PLENTY ROAD PRESTON VIC 3072	\$395,000	07-Feb-25
306/204 HIGH STREET PRESTON VIC 3072	\$390,090	04-Apr-25

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: 10 April 2025

**2/1 COLLINS STREET THORBURY  
VIC 3071**

Sold Price

**\$450,000**

Sold Date

**03-Feb-25**

1

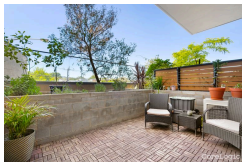


1



1

Distance

**0.77km****109/35 PLENTY ROAD PRESTON  
VIC 3072**

Sold Price

<sup>RS</sup>**\$395,000**

Sold Date

**07-Feb-25**

1



1



1

Distance

**0.76km****306/204 HIGH STREET PRESTON  
VIC 3072**

Sold Price

<sup>RS</sup>**\$390,090**

Sold Date

**04-Apr-25**

1



1



1

Distance

**1.12km****RS** = Recent sale**UN** = Undisclosed Sale

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