

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

2/18 BENAMBRA STREET PRESTON VIC 3072

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

3/55 REGENT STREET PRESTON VIC 3072	\$632,500	02-May-25
3/3 VIEW STREET RESERVOIR VIC 3073	\$651,000	11-Apr-25
1/125 HENTY STREET RESERVOIR VIC 3073	\$660,000	08-Mar-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: 30 July 2025



**3/55 REGENT STREET PRESTON
VIC 3072**

 2  1  1

Sold Price

\$632,500

Sold Date **02-May-25**

Distance **0.98km**



**3/3 VIEW STREET RESERVOIR VIC
3073**

 2  1  1

Sold Price

\$651,000

Sold Date **11-Apr-25**

Distance **1.5km**



**1/125 HENTY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$660,000

Sold Date **08-Mar-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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