

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

2/65 Jensen Road, Preston Vic 3072

Indicative selling price

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

Single price

\$729,500

Median sale price

Median price

\$673,100

Property Type

Unit

Suburb

Preston

Period - From

01/01/2025

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	3/90 Raglan St PRESTON 3072	\$711,500	04/04/2025
2	1/376 Plenty Rd PRESTON 3072	\$737,000	27/03/2025
3	3/23 Roseberry Av PRESTON 3072	\$713,000	15/03/2025

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:

11/06/2025 09:41



2 1 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$729,500
Median Unit Price
March quarter 2025: \$673,100

Comparable Properties



3/90 Raglan St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$711,500
Method: Private Sale
Date: 04/04/2025
Property Type: Unit



1/376 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$737,000
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)



3/23 Roseberry Av PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$713,000
Method: Private Sale
Date: 15/03/2025
Property Type: Townhouse (Single)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788