Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/65 Jensen Road, Preston Vic 3072
Including suburb and	
postcode	

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	Pro	perty Type U	Init		Suburb	Preston
Period - From	01/01/2025	to	31/03/2025	So	ource	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

		1 1100	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



Date of sale







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

Price: \$711.500 Method: Private Sale Date: 04/04/2025 Property Type: Unit



1/376 Plenty Rd PRESTON 3072 (REI)

Agent Comments

Price: \$737,000 Method: Private Sale Date: 27/03/2025

Property Type: Townhouse (Single)



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

Price: \$713,000

Method: Private Sale Date: 15/03/2025

Property Type: Townhouse (Single)

Agent Comments

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





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