

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

Range between \$630,000

&

\$660,000

Median sale price

Median price \$600,500

Property Type Unit

Suburb Preston

Period - From 01/07/2024

to 30/06/2025

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 | 1/5 Albert St PRESTON 3072 | \$690,000 | 02/07/2025 |
| 2 | 1/133 Tyler St PRESTON 3072 | \$630,000 | 05/05/2025 |
| 3 | 5/101 Raglan St PRESTON 3072 | \$687,500 | 12/02/2025 |

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:

18/07/2025 21:21



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending June 2025: \$600,500

Comparable Properties



1/5 Albert St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: Townhouse (Res)

Land Size: 185 sqm approx



1/133 Tyler St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 05/05/2025

Property Type: Townhouse (Single)



5/101 Raglan St PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$687,500

Method: Sale

Date: 12/02/2025

Property Type: Townhouse (Conjoined)