Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$600,500	Pro	perty Type U	nit		Suburb	Preston
Period - From	01/07/2024	to	30/06/2025	Sc	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

Add	dress 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 comparableproperties 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





Angelo Bafunno 0414 585 777

Indicative Selling Price \$630,000 - \$660,000 **Median Unit Price** Year ending June 2025: \$600,500

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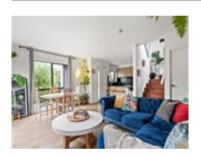




Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/5 Albert St PRESTON 3072 (REI)

2

Price: \$690.000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: Townhouse (Res) Land Size: 185 sqm approx

Agent Comments



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



Agent Comments

Price: \$630,000 Method: Private Sale Date: 05/05/2025

Property Type: Townhouse (Single)



5/101 Raglan St PRESTON 3072 (VG)

Price: \$687,500 Method: Sale Date: 12/02/2025

Property Type: Townhouse (Conjoined)

Agent Comments

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



