

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

218/2 PLENTY ROAD 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2025

to

30 Jun 2026

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

219/388 MURRAY ROAD PRESTON VIC 3072	\$410,000	19-Apr-26
7/203 NICHOLSON STREET COBURG VIC 3058	\$410,000	30-May-26
503A/6 CLINCH AVENUE PRESTON VIC 3072	\$450,000	01-May-26

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: 10 July 2026



**219/388 MURRAY ROAD PRESTON
VIC 3072**

Sold Price

\$410,000

Sold Date

19-Apr-26

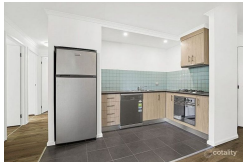
2

1

1

Distance

1.72km



**7/203 NICHOLSON STREET
COBURG VIC 3058**

Sold Price

Sold Date

30-May-26

2

1

1

Distance

2.41km



**503A/6 CLINCH AVENUE PRESTON
VIC 3072**

Sold Price

\$450,000

Sold Date

01-May-26

2

1

1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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