

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

219/100 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2025

to

31 Aug 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

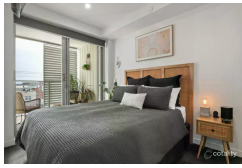
Date of sale

202/100 PLENTY ROAD PRESTON VIC 3072	\$465,000	26-Jun-26
109/49 PLENTY ROAD PRESTON VIC 3072	\$457,750	30-Jun-26
201/5 BLANCH STREET PRESTON VIC 3072	\$440,000	08-Sep-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: 25 September 2026



**202/100 PLENTY ROAD PRESTON
VIC 3072**

2 1 1

Sold Price

\$465,000

Sold Date

26-Jun-26

Distance

0km



**109/49 PLENTY ROAD PRESTON
VIC 3072**

2 1 1

Sold Price

\$457,750

Sold Date

30-Jun-26

Distance

0.12km



**201/5 BLANCH STREET PRESTON
VIC 3072**

2 1 1

Sold Price

^{RS} **\$440,000**

Sold Date

08-Sep-26

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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