

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

3/27-29 BENAMBRA STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

4/25-27 JACKA STREET PRESTON VIC 3072	\$695,000	30-Nov-24
16/465 MURRAY ROAD PRESTON VIC 3072	\$743,000	01-Mar-25
1/416 GILBERT ROAD PRESTON VIC 3072	\$741,000	22-Feb-25

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: 14 May 2025



4/25-27 JACKA STREET PRESTON VIC 3072

Sold Price

\$695,000

Sold Date **30-Nov-24**

2 1 1

Distance **0.12km**



16/465 MURRAY ROAD PRESTON VIC 3072

Sold Price

\$743,000

Sold Date **01-Mar-25**

2 1 1

Distance **0.39km**



1/416 GILBERT ROAD PRESTON VIC 3072

Sold Price

\$741,000

Sold Date **22-Feb-25**

2 1 1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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