

# 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 3/388 Murray Road, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$591,500 Property Type Unit Suburb Preston

Period - From 09/04/2025 to 08/04/2026 Source Property Data

### 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	106/277 Raglan St PRESTON 3072	\$498,888	05/03/2026
2	11/450 Bell St PRESTON 3072	\$518,000	19/12/2025
3	4/388 Murray Rd PRESTON 3072	\$495,000	13/12/2025

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: 09/04/2026 10:23



🛏️ 2 🚗 2 🚗 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

09/04/2025 - 08/04/2026: \$591,500

## Comparable Properties



**106/277 Raglan St PRESTON 3072 (REI)**

[Agent Comments](#)

🛏️ 2 🚗 1 🚗 1

**Price:** \$498,888

**Method:** Private Sale

**Date:** 05/03/2026

**Property Type:** Apartment



**11/450 Bell St PRESTON 3072 (REI/VG)**

[Agent Comments](#)

🛏️ 2 🚗 2 🚗 1

**Price:** \$518,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** Apartment



**4/388 Murray Rd PRESTON 3072 (REI/VG)**

[Agent Comments](#)

🛏️ 2 🚗 2 🚗 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 13/12/2025

**Property Type:** Apartment

**Account - VICPROP** | P: 03 8888 1011