## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	301/191 High Street, Preston Vic 3072
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$610,000	&	\$670,000
-			

#### Median sale price

Median price	\$599,900	Pro	perty Type U	nit		Suburb	Preston
Period - From	01/10/2024	to	30/09/2025	Sc	urce	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			Price	Date of sale
	1	104/277 Raglan St PRESTON 3072	\$620.000	23/09/2025

	104/211 Hagian St 1 HESTON 3012	Ψ020,000	20/03/2023
2	3/57 Regent St PRESTON 3072	\$642,000	02/09/2025
3	2/18 Benambra St PRESTON 3072	\$670,000	20/08/2025

#### 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:	16/10/2025 17:23
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**Property Type:** 

Flat/Unit/Apartment (Res) Land Size: 81 sqm approx

Agent Comments

**Indicative Selling Price** \$610,000 - \$670,000 **Median Unit Price** 

Year ending September 2025: \$599,900

# Comparable Properties



104/277 Raglan St PRESTON 3072 (REI)



Price: \$620,000 Method: Private Sale Date: 23/09/2025

Property Type: Apartment

Agent Comments



3/57 Regent St PRESTON 3072 (REI)









**Agent Comments** 

Price: \$642,000 Method: Private Sale Date: 02/09/2025 Property Type: Unit

Land Size: 101.24 sqm approx



2/18 Benambra St PRESTON 3072 (REI/VG)





Agent Comments

Price: \$670,000 Method: Private Sale Date: 20/08/2025 Property Type: Unit

Account - VICPROP | P: 03 8888 1011





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