

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 296 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)

Unit type or class	Single price		Lower price	&	Higher price
One-bedroom residences	⌘*	Or range between	\$489,000		\$530,000
Two-bedroom residences - Residences - 104,105,106, 209,210,211,212,309,310, 311,312,405, 406,407,408, 506,507,508 & 509	⌘*	Or range between	\$599,000		\$655,000
Two-bedroom residences - Residences - G02, G03, G04,110, 204,205,206,208,304,305,306,308,502 & 503	⌘*	Or range between	\$656,000		\$720,000
Two-bedroom residences - Residences - 109,112 & 505	⌘*	Or range between	\$721,000		\$750,000
Three-bedroom residences - Residences - G01 & 501	⌘*	Or range between	\$1,049,000		\$1,150,000
Three-bedroom residences - Residences - 401, 402 & 403	⌘*	Or range between	\$1,151,000		\$1,262,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,157,000 Suburb Preston

Period - From June 2025 To Nov 2025 Source Realestate.com.au

This Statement of Information was prepared on: 17 December 2025