

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, G04,204,205,206,208,304,305,306,308,502 & 503	\$*	Or range between	\$656,000	&	\$720,000
Two-bedroom residences - Residences - 109,112 & 505	\$*	Or range between	\$721,000	&	\$750,000
Two-bedroom residences - Residence - 108	\$839,000				
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	&	\$1,249,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$1,157,000

Suburb

Preston

Period - From

October 2024

To

April 2025

Source

Realestate.com.au

This Statement of Information was prepared on:

15 April 2025