Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	4/388 Murray Road, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000 & \$520,000	Range between	\$480,000	&	\$520,000
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Median sale price

Median price	\$599,900	Pro	perty Type	Unit		Suburb	Preston
Period - From	01/10/2024	to	30/09/2025		Source	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

	aress of comparable property	1 1100	Date of Sale
1	502/10 Clinch Av PRESTON 3072	\$480,000	08/09/2025
2	408/100 Plenty Rd PRESTON 3072	\$512,000	28/08/2025
3	12/388 Murray Rd PRESTON 3072	\$485,000	16/07/2025

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:	27/10/2025 18:07



Date of sale











Property Type: Strata Flat - Single

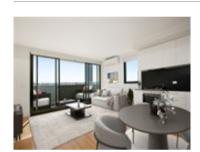
OYO Flat

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price

Year ending September 2025: \$599,900

Comparable Properties



502/10 Clinch Av PRESTON 3072 (REI/VG)

2

1

1

Price: \$480,000

Method: Sold Before Auction

Date: 08/09/2025

Property Type: Apartment

Agent Comments



408/100 Plenty Rd PRESTON 3072 (REI)

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J 1



1

Agent Comments

Price: \$512,000 Method: Private Sale Date: 28/08/2025

Property Type: Apartment



12/388 Murray Rd PRESTON 3072 (REI/VG)

-

2



J 2



1

Agent Comments

Price: \$485,000 Method: Private Sale Date: 16/07/2025 Property Type: Unit

Account - VICPROP | P: 03 8888 1011





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