

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

4/388 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$599,900

Property 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	Price	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



2
 2
 1

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)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Sold Before Auction

Date: 08/09/2025

Property Type: Apartment



408/100 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2
 1
 1

Price: \$512,000

Method: Private Sale

Date: 28/08/2025

Property Type: Apartment



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

Agent Comments

2
 2
 1

Price: \$485,000

Method: Private Sale

Date: 16/07/2025

Property Type: Unit

Account - VICPROP | P: 03 8888 1011