## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	413/388 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	\$400,000	&	\$440,000

#### Median sale price

Median price	\$605,000	Pro	perty Type	Jnit		Suburb	Preston
Period - From	01/07/2025	to	30/09/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	101/388 Murray Rd PRESTON 3072	\$400,000	06/10/2025
2	220/388 Murray Rd PRESTON 3072	\$435,000	27/08/2025
3	221/388 Murray Rd PRESTON 3072	\$430,000	12/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 09:18
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**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** September quarter 2025: \$605,000





Property Type: Apartment **Agent Comments** 

## Comparable Properties



101/388 Murray Rd PRESTON 3072 (REI)

2

Price: \$400,000

Method: Private Sale Date: 06/10/2025

Property Type: Apartment

**Agent Comments** 



220/388 Murray Rd PRESTON 3072 (REI)

2

**Agent Comments** 

Price: \$435,000

Method: Sold Before Auction

Date: 27/08/2025

Rooms: 4

Property Type: Apartment

221/388 Murray Rd PRESTON 3072 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 12/06/2025

Property Type: Apartment

**Agent Comments** 

Account - RT Edgar Boroondara | P: 88882000



