

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

5/27-29 BENAMBRA STREET 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)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

2/21 MASON STREET RESERVOIR VIC 3073	\$730,000	20-May-25
1/416 GILBERT ROAD PRESTON VIC 3072	\$741,000	22-Feb-25
16/465 MURRAY ROAD PRESTON VIC 3072	\$743,000	01-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 18 June 2025



2/21 MASON STREET RESERVOIR VIC 3073

2 1 1

Sold Price

^{RS}

\$730,000

Sold Date

20-May-25

Distance

1.95km



1/416 GILBERT ROAD PRESTON VIC 3072

2 1 1

Sold Price

\$741,000

Sold Date

22-Feb-25

Distance

0.32km



16/465 MURRAY ROAD PRESTON VIC 3072

2 1 1

Sold Price

\$743,000

Sold Date

01-Mar-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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