

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

5/57 REGENT 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/55 REGENT STREET PRESTON VIC 3072	\$632,500	02-May-25
1/23 REGENT STREET PRESTON VIC 3072	\$670,000	16-Aug-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: 16 September 2025


**3/55 REGENT STREET PRESTON
VIC 3072**

 2
  1
  1

Sold Price

\$632,500

 Sold Date **02-May-25**

Distance

0.02km

**1/23 REGENT STREET PRESTON
VIC 3072**

 2
  1
  1

Sold Price

^{RS} **\$670,000**

 Sold Date **16-Aug-25**

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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