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

Address	507/277 Raglan Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
3 3	· /		· /

Median sale price

Median price \$599,900	Pro	perty Type U	nit		Suburb	Preston
Period - From 01/10/2024	to	30/09/2025	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/44 Swift St THORNBURY 3071	\$572,500	06/11/2025
2	203/18 Gilbert Rd PRESTON 3072	\$545,000	22/10/2025
3	308/277 Raglan St PRESTON 3072	\$550,000	18/08/2025

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:	18/11/2025 10:09



Date of sale

WHITEFOX

Gabriel Tasevski 03 9068 4851 0401 737 231 gabriel@whitefoxrealestate.com.au

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending September 2025: \$599,900



Property Type: Agent Comments

Comparable Properties



3/44 Swift St THORNBURY 3071 (REI)

Price: \$572,500 Method: Private Sale

Date: 06/11/2025 Property Type: Apartment **Agent Comments**



203/18 Gilbert Rd PRESTON 3072 (REI)

2



Agent Comments

Price: \$545,000 Method: Private Sale Date: 22/10/2025

Property Type: Apartment

308/277 Raglan St PRESTON 3072 (REI/VG)



Price: \$550,000

Method: Sold Before Auction

Date: 18/08/2025

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699



