

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

532A Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,090,000

&

\$1,190,000

Median sale price

Median price \$1,234,750

Property Type House

Suburb Preston

Period - From 01/04/2026

to 30/06/2026

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	2/15 Osborne Gr PRESTON 3072	\$1,180,000	12/08/2026
2	9a Matlock St PRESTON 3072	\$1,240,000	11/07/2026
3	7 Leonard St PRESTON 3072	\$1,227,000	30/05/2026

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:

09/09/2026 13:21

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Indicative Selling Price

\$1,090,000 - \$1,190,000

Median House Price

June quarter 2026: \$1,234,750



3 2 2

Rooms: 2**Property Type:** House**Agent Comments**

Comparable Properties

**2/15 Osborne Gr PRESTON 3072 (REI)****Agent Comments**

3 2 2

Price: \$1,180,000**Method:** Private Sale**Date:** 12/08/2026**Property Type:** Townhouse (Res)**9a Matlock St PRESTON 3072 (REI/VG)****Agent Comments**

3 3 2

Price: \$1,240,000**Method:** Auction Sale**Date:** 11/07/2026**Property Type:** House (Res)**Land Size:** 256 sqm approx**7 Leonard St PRESTON 3072 (REI/VG)****Agent Comments**

3 2 1

Price: \$1,227,000**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** House (Res)**Land Size:** 280 sqm approx