

## 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

6/27-29 BENAMBRA STREET PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2024

to

31 Mar 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

2/28 SHARPE STREET RESERVOIR VIC 3073	\$630,000	14-Oct-24
1/125 HENTY STREET RESERVOIR VIC 3073	\$660,000	08-Mar-25
1/6 BELGRAVE STREET COBURG VIC 3058	\$655,000	28-Oct-24

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: 14 April 2025



## 2/28 SHARPE STREET RESERVOIR VIC 3073

2 1 1

Sold Price

**\$630,000**

Sold Date

**14-Oct-24**

Distance

**1.78km**



## 1/125 HENTY STREET RESERVOIR VIC 3073

2 1 1

Sold Price

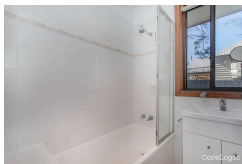
**\$660,000**

Sold Date

**08-Mar-25**

Distance

**1.71km**



## 1/6 BELGRAVE STREET COBURG VIC 3058

2 1 1

Sold Price

**\$655,000**

Sold Date

**28-Oct-24**

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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