

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

705/35 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$673,100 Property Type Unit Suburb Preston

Period - From 01/01/2025 to 31/03/2025 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	505/191 High St PRESTON 3072	\$530,000	30/04/2025
2	115/43-65 High St PRESTON 3072	\$520,000	12/04/2025
3	602/204 High St PRESTON 3072	\$540,000	19/12/2024

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:

16/06/2025 19:19



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

March quarter 2025: \$673,100

Comparable Properties



505/191 High St PRESTON 3072 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$530,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment



115/43-65 High St PRESTON 3072 (REI)

Agent Comments

 2
  1
  1

Price: \$520,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Apartment



602/204 High St PRESTON 3072 (VG)

Agent Comments

 2
  -
  -

Price: \$540,000

Method: Sale

Date: 19/12/2024

Property Type: Strata Flat - Single OYO Flat

Account - Barry Plant | P: 03 94605066 | F: 03 94605100