

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

602/5 BLANCH STREET, PRESTON, VIC 3072

Indicative selling price

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

Single price

\$335,000

or range between

&

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

PRESTON

Period - From

FEBRUARY 2024

to

JANUARY 2025

Source

CoreLogic

Comparable property sales

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
407/5 BLANCH STREET PRESTON VIC 3072	\$323,000	05/06/2024
707/5 BLANCH STREET PRESTON VIC 3072	\$340,000	05/12/2023
206/450 BELL STREET PRESTON VIC 3072	\$380,000	14/12/2024

This Statement of Information was prepared on:

7/02/2025