

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

221/43 High Street, Preston Vic 3072

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$624,000 Property Type Unit Suburb Preston

Period - From 21/01/2024 to 20/01/2025 Source Property Data

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	51/93-103 High St PRESTON 3072	\$506,000	08/11/2024
2	302/49 Plenty Rd PRESTON 3072	\$520,000	16/10/2024
3	503/54 High St PRESTON 3072	\$495,000	20/09/2024

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:

21/01/2025 17:58



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

21/01/2024 - 20/01/2025: \$624,000

Comparable Properties



51/93-103 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$506,000

Method: Private Sale

Date: 08/11/2024

Property Type: Apartment



302/49 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 16/10/2024

Property Type: Unit



503/54 High St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 20/09/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951