

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality 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 \$561,000 Property Type Unit Suburb Preston

Period - From 01/09/2024 to 31/08/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	405/17 Robbs Pde NORTHCOTE 3070	\$530,000	16/04/2025
2	4/39 Gaffney St COBURG 3058	\$530,000	17/03/2025
3	1/4-6 Sheffield St PRESTON 3072	\$510,000	05/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/09/2025 11:26



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
01/09/2024 - 31/08/2025: \$561,000

Comparable Properties



405/17 Robbs Pde NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment



4/39 Gaffney St COBURG 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 17/03/2025
Property Type: Unit



1/4-6 Sheffield St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 05/03/2025
Property Type: Unit

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



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