

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

205/5 Blanch Street, Preston Vic 3072

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Preston

Period - From 11/07/2024 to 10/07/2025 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	4/5 Blanch St PRESTON 3072	\$420,000	13/06/2025
2	601/5 Blanch St PRESTON 3072	\$449,000	12/05/2025
3	106/5 Blanch St PRESTON 3072	\$435,000	17/04/2025

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:

11/07/2025 14:13



2

Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

11/07/2024 - 10/07/2025: \$580,000

Comparable Properties



4/5 Blanch St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$420,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment



601/5 Blanch St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$449,000

Method: Private Sale

Date: 12/05/2025

Property Type: Unit



106/5 Blanch St PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$435,000

Method: Private Sale

Date: 17/04/2025

Property Type: Apartment

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