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	102/191 HIGH STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Preston
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
2/293 HIGH STREET PRESTON VIC 3072	$595,000	12-Nov-24
4/70-72 ST GEORGES ROAD PRESTON VIC 3072	$605,000	04-Dec-24
4/102 ALBERT STREET PRESTON VIC 3072	$615,000	29-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 11 April 2025

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2/293 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price **$595,000** Sold Date **12-Nov-24**

Distance **0.37km**



4/70-72 ST GEORGES ROAD PRESTON VIC 3072

2 2 1

Sold Price **$605,000** Sold Date **04-Dec-24**

Distance **0.45km**



4/102 ALBERT STREET PRESTON VIC 3072

2 2 1

Sold Price **$615,000** Sold Date **29-Nov-24**

Distance **1.93km**

RS = Recent sale **UN** = Undisclosed Sale

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