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	306/277 RAGLAN 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Preston
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
212/10 CLINCH AVENUE PRESTON VIC 3072	410000	25-Mar-25
211/10 CLINCH AVENUE PRESTON VIC 3072	410000	29-Jul-25
14/2 DUNDAS STREET THORNBURY VIC 3071	435000	17-Apr-25

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: 19 August 2025

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212/10 CLINCH AVENUE PRESTON VIC 3072

2 1 1

Sold Price **410000** Sold Date **25-Mar-25**

Distance **1.36km**



211/10 CLINCH AVENUE PRESTON VIC 3072

2 1 1

Sold Price RS **410000** Sold Date **29-Jul-25**

Distance **1.36km**



14/2 DUNDAS STREET THORNBURY VIC 3071

2 1 1

Sold Price **435000** Sold Date **17-Apr-25**

Distance **0.39km**

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

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