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	7/285-289 BELL 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	Unit	Suburb	Preston
Period-from	01 Nov 2024	to	31 Oct 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
203/35 PLENTY ROAD PRESTON VIC 3072	$710,000	27-Sep-25
4/60-62 WOOD STREET PRESTON VIC 3072	$700,000	30-Oct-25
2/23 LAHA CRESCENT PRESTON VIC 3072	$720,000	03-Jul-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.~~

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203/35 PLENTY ROAD PRESTON VIC 3072

3 2 2

Sold Price RS $710,000 Sold Date 27-Sep-25

Distance 0.53km



4/60-62 WOOD STREET PRESTON VIC 3072

3 1 1

Sold Price RS $700,000 Sold Date 30-Oct-25

Distance 2.46km



2/23 LAHA CRESCENT PRESTON VIC 3072

3 2 1

Sold Price $720,000 Sold Date 03-Jul-25

Distance 2.22km

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

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