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	404/2 PLENTY ROAD 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	$420,000	&	$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,160,000	Property type	House	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
103/2 PLENTY ROAD PRESTON VIC 3072	$445,000	25-Jul-25
509/5 BLANCH STREET PRESTON VIC 3072	$445,000	22-Nov-25
220/388 MURRAY ROAD PRESTON VIC 3072	$435,000	27-Aug-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: 27 November 2025

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103/2 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS **$445,000** Sold Date **25-Jul-25**

Distance **0km**



509/5 BLANCH STREET PRESTON VIC 3072

2 2 1

Sold Price RS **$445,000** UN Sold Date **22-Nov-25**

Distance **0.78km**



220/388 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS **$435,000** Sold Date **27-Aug-25**

Distance **1.69km**

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

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