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<br>Including suburb and postcode | 304/154 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 | $510,000 | & | $550,000 |

## 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 |
|---|---|---|
| 408/100 PLENTY ROAD PRESTON VIC 3072 | $512,000 | 20-Aug-25 |
| 221/43 HIGH STREET PRESTON VIC 3072 | $516,500 | 09-Oct-25 |
| 4/466 BELL STREET PRESTON VIC 3072 | $536,000 | 27-May-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: 25 November 2025

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**408/100 PLENTY ROAD PRESTON VIC 3072**

2 1 1

Sold Price RS **$512,000** Sold Date **20-Aug-25**

Distance **0.39km**

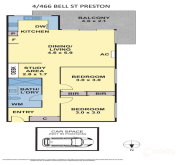



**221/43 HIGH STREET PRESTON VIC 3072**

2 1 1

Sold Price RS **$516,500** Sold Date **09-Oct-25**

Distance **0.52km**



**4/466 BELL STREET PRESTON VIC 3072**

2 1 1

Sold Price **$536,000** Sold Date **27-May-25**

Distance **0.7km**

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

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