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	402/33 SEYMOUR 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	$490,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Preston
Period-from	01 Jan 2025	to	31 Dec 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
11/450 BELL STREET PRESTON VIC 3072	$518,000	19-Dec-25
204/425 PLENTY ROAD PRESTON VIC 3072	$511,000	29-Oct-25
4/388 MURRAY ROAD PRESTON VIC 3072	$495,000	13-Dec-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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11/450 BELL STREET PRESTON VIC 3072

2 2 1

Sold Price RS $518,000 Sold Date 19-Dec-25

Distance 0.67km



204/425 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS $511,000 Sold Date 29-Oct-25

Distance 1.2km



4/388 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS $495,000 Sold Date 13-Dec-25

Distance 1.14km

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

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