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	108/47-53 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $440,000 & $480,000

Median sale price

Median price $610,000 Property Type Unit Suburb Preston

Period - From 21/05/2024 to 20/05/2025 Source Property Data

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 six 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
1	405/49 Plenty Rd PRESTON 3072	$478,000	19/03/2025
2	4/27-29 Enfield Av PRESTON 3072	$477,500	09/05/2025
3	1/613 Plenty Rd PRESTON 3072	$450,000	23/11/2024

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 six months.~~

This Statement of Information was prepared on: 21/05/2025 13:52

108/47-53 Plenty Road, Preston Vic 3072



Property Type:
Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
21/05/2024 - 20/05/2025: $610,000

Comparable Properties

405/49 Plenty Rd PRESTON 3072 (REI)

2 1 1

Agent Comments

Price: $478,000
Method:
Date: 19/03/2025
Property Type: Apartment



4/27-29 Enfield Av PRESTON 3072 (REI)

2 1 1

Agent Comments

Price: $477,500
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment



1/613 Plenty Rd PRESTON 3072 (REI/VG)

2 1 1

Agent Comments

Price: $450,000
Method: Private Sale
Date: 23/11/2024
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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