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	309/9 Railway Place West, Preston Vic 3072

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $673,100 Property Type Unit Suburb Preston

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	1/37 Collins St THORNBURY 3071	$826,000	12/06/2025
2	4/109 Flinders St THORNBURY 3071	$819,000	20/02/2025
3	101/494 High St NORTHCOTE 3070	$805,000	31/01/2025

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: 04/07/2025 16:48

309/9 Railway Place West, Preston Vic 3072

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Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
March quarter 2025: $673,100

Comparable Properties



1/37 Collins St THORNBURY 3071 (REI)

2 1 1

Price: $826,000
Method: Auction Sale
Date: 12/06/2025
Property Type: Apartment

Agent Comments



4/109 Flinders St THORNBURY 3071 (VG)

2 - -

Price: $819,000
Method: Sale
Date: 20/02/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

101/494 High St NORTHCOTE 3070 (VG)

2 - -

Price: $805,000
Method: Sale
Date: 31/01/2025
Property Type: Strata Unit/Flat

Agent Comments

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