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	307/67-69 High Street, Preston Vic 3072

Indicative selling price

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

Range between $685,000 & $700,000

Median sale price

Median price $605,000 Property Type Unit Suburb Preston

Period - From 01/07/2025 to 30/09/2025 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	1/22-24 Hotham St PRESTON 3072	$690,000	11/10/2025
2	1/20 Alexandra St THORNBURY 3071	$700,000	05/10/2025
3	105/227 St Georges Rd NORTHCOTE 3070	$695,000	26/08/2025

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: 01/12/2025 13:30

307/67-69 High Street, Preston Vic 3072

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$685,000 - $700,000
Median Unit Price
September quarter 2025: $605,000

Comparable Properties



1/22-24 Hotham St PRESTON 3072 (REI)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments



1/20 Alexandra St THORNBURY 3071 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 05/10/2025
Property Type: Apartment

Agent Comments



105/227 St Georges Rd NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $695,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments

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