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: 1/18 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between: $480,000 & $515,000

Median sale price

Median price: $640,000 Property Type: Unit Suburb: Preston

Period - From: 01/01/2026 to: 31/03/2026 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	602/54 High St PRESTON 3072	$495,000	23/12/2025
2	101/9 High St PRESTON 3072	$480,000	24/11/2025
3	104/10 Clinch Av PRESTON 3072	$510,000	29/10/2025

OR

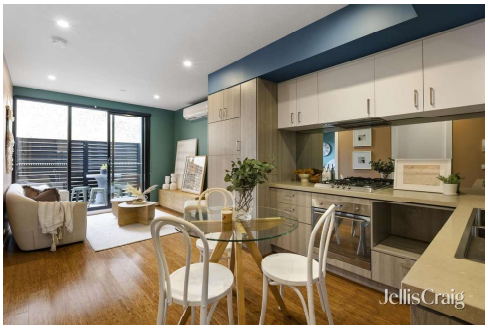
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/04/2026 18:59

1/18 Gilbert Road, Preston Vic 3072

Luke Brizzi
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Indicative Selling Price
$480,000 - $515,000
Median Unit Price
March quarter 2026: $640,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



602/54 High St PRESTON 3072 (VG)

2 - -

Price: $495,000
Method: Sale
Date: 23/12/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



101/9 High St PRESTON 3072 (REI/VG)

2 2 1

Price: $480,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment

Agent Comments



104/10 Clinch Av PRESTON 3072 (REI/VG)

2 2 1

Price: $510,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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