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	5/552 Bell Street, Preston Vic 3072

Indicative selling price

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

Single price $580,000

Median sale price

Median price $662,500 Property Type Unit Suburb Preston

Period - From 01/04/2026 to 30/06/2026 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	4/40 Elizabeth St COBURG 3058	$570,000	25/07/2026
2	3/79 Harding St COBURG 3058	$565,000	05/07/2026
3	1/79 Harding St COBURG 3058	$603,000	25/04/2026

OR

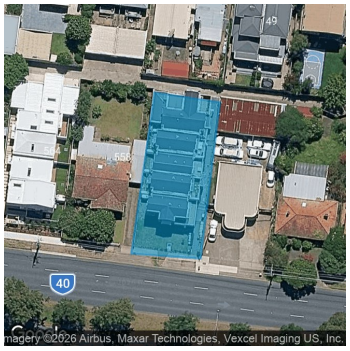
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 31/08/2026 15:30

5/552 Bell Street, Preston Vic 3072

JellisCraig

Irene Androulidakis
9379 2000
0419 345 017
ireneandroulidakis@jelliscraig.com.au



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$580,000
Median Unit Price
June quarter 2026: $662,500

Rear of the complex, away from main road, beautiful presented 2 bedrooms and main bathroom on the same floor with meals/living kitchen.

Comparable Properties



4/40 Elizabeth St COBURG 3058 (REI/VG)

2 1 1

Price: $570,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Townhouse (Res)

Agent Comments

Good comparable as in close proximity, similar condition and accommodation. reverse living



3/79 Harding St COBURG 3058 (VG)

2 - -

Price: $565,000
Method: Sale
Date: 05/07/2026
Property Type: Townhouse (Single)

Agent Comments

Good comparable as in close proximity, similar condition and accommodation.



1/79 Harding St COBURG 3058 (REI/VG)

2 1 1

Price: $603,000
Method: Private Sale
Date: 25/04/2026
Property Type: Townhouse (Res)

Agent Comments

Good comparable as in close proximity, similar condition and accommodation.

Account - Jellis Craig | P: 03 9379 2000

REIV THE DIFFERENCE

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