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	108/18 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between $300,000 & $330,000

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	304/5 Blanch St PRESTON 3072	$325,000	13/08/2025
2	602/5 Blanch St PRESTON 3072	$310,000	22/07/2025
3	405/5 Blanch St PRESTON 3072	$315,000	15/05/2025

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: 12/11/2025 14:40

108/18 Gilbert Road, Preston Vic 3072

JellisCraig

David Major
03 9070 5095
0405 690 761
davidmajor@jelliscraig.com.au



1 1 0

Property Type: Strata Unit/Flat

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
September quarter 2025: $605,000

Agent Comments

We positioned cosy apartment close to PT and cafes and restaurants

Comparable Properties

304/5 Blanch St PRESTON 3072 (VG)

1 - -

Price: $325,000
Method: Sale
Date: 13/08/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

602/5 Blanch St PRESTON 3072 (VG)

1 - -

Price: $310,000
Method: Sale
Date: 22/07/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



405/5 Blanch St PRESTON 3072 (VG)

1 - -

Price: $315,000
Method: Sale
Date: 15/05/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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