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	206/2 PLENTY ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$430,000	&	$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,500	Property type	Unit	Suburb	Preston
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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 6 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
3/388 MURRAY ROAD PRESTON VIC 3072	$430,500	15-May-26
101/33 SEYMOUR STREET PRESTON VIC 3072	$448,000	20-Mar-26
503A/6 CLINCH AVENUE PRESTON VIC 3072	$450,000	01-May-26

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 6 months.~~

This Statement of Information was prepared on: 19 June 2026

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3/388 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS **$430,500** UN

Sold Date **15-May-26**

Distance **1.69km**



101/33 SEYMOUR STREET PRESTON VIC 3072

2 1 1

Sold Price **$448,000**

Sold Date **20-Mar-26**

Distance **0.58km**



503A/6 CLINCH AVENUE PRESTON VIC 3072

2 1 1

Sold Price **$450,000**

Sold Date **01-May-26**

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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