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	408/356 BELL STREET 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	$485,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2025	to	30 Jun 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
404/5 BLANCH STREET PRESTON VIC 3072	$465,000	27-Mar-26
907/5 BLANCH STREET PRESTON VIC 3072	$475,000	19-Jun-26
106/33 SEYMOUR STREET PRESTON VIC 3072	$475,000	31-Mar-26

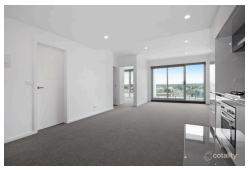
OR

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: 07 July 2026

ONE AGENCY ERIC BROWN

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404/5 BLANCH STREET PRESTON VIC 3072

2 2 1

Sold Price **$465,000** Sold Date **27-Mar-26**

Distance **0.15km**

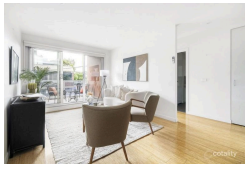


907/5 BLANCH STREET PRESTON VIC 3072

2 2 1

Sold Price RS **$475,000** Sold Date **19-Jun-26**

Distance **0.15km**



106/33 SEYMOUR STREET PRESTON VIC 3072

2 1 1

Sold Price **$475,000** Sold Date **31-Mar-26**

Distance **0.31km**

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

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