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	106/105 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between $330,000 & $355,000

Median sale price

Median price $500,000 Property Type Unit Suburb Preston

Period - From 31/03/2024 to 30/03/2025 Source Property Data

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	111/18 Gilbert Rd PRESTON 3072	$330,000	20/03/2025
2	30/122 High St PRESTON 3072	$350,000	20/02/2025
3			

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: 31/03/2025 15:30

106/105 Dundas Street, Preston Vic 3072

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $355,000
Median Unit Price
31/03/2024 - 30/03/2025: $500,000

Comparable Properties



111/18 Gilbert Rd PRESTON 3072 (REI)

1 1 -

Price: $330,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment

Agent Comments



30/122 High St PRESTON 3072 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 20/02/2025
Property Type: Apartment

Agent Comments

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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