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	108/450 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between $325,000 & $355,000

Median sale price

Median price $490,000 Property Type Unit Suburb Preston

Period - From 01/07/2024 to 30/06/2025 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	27/104 St Georges Rd PRESTON 3072	$345,000	28/05/2025
2	208/204 High St PRESTON 3072	$330,000	10/05/2025
3	307/356 Bell St PRESTON 3072	$359,000	30/03/2025

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: 01/07/2025 16:25

108/450 Bell Street, Preston Vic 3072



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$325,000 - $355,000
Median Unit Price
01/07/2024 - 30/06/2025: $490,000

Comparable Properties



27/104 St Georges Rd PRESTON 3072 (REI/VG)

1 1 1

Price: $345,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment

Agent Comments



208/204 High St PRESTON 3072 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 10/05/2025
Property Type: Unit

Agent Comments



307/356 Bell St PRESTON 3072 (REI/VG)

1 1 1

Price: $359,000
Method: Private Sale
Date: 30/03/2025
Property Type: Apartment
Land Size: 1778.20 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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