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	128F Raglan Street, Preston Vic 3072

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $1,216,250 Property Type House Suburb Preston

Period - From 01/04/2024 to 31/03/2025 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	1/376 Plenty Rd PRESTON 3072	$737,000	27/03/2025
2	3/23 Roseberry Av PRESTON 3072	$713,000	15/03/2025
3	10/109 Flinders St THORNBURY 3071	$744,000	21/02/2025

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: 09/05/2025 10:50

128F Raglan Street, Preston Vic 3072

Nelson Alexander



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
Year ending March 2025: $1,216,250

Comparable Properties



1/376 Plenty Rd PRESTON 3072 (REI)

2 1 1

Price: $737,000
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)

Agent Comments



3/23 Roseberry Av PRESTON 3072 (REI/VG)

2 1 1

Price: $713,000
Method: Private Sale
Date: 15/03/2025
Property Type: Townhouse (Single)

Agent Comments



10/109 Flinders St THORNBURY 3071 (REI/VG)

2 1 2

Price: $744,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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