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	1/41 SPRING 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~~		or range between	$795,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,000	Property type	Unit	Suburb	Preston
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
10/559-563 GILBERT ROAD PRESTON VIC 3072	$800,000	28-Feb-25
1/20 NEWCASTLE STREET PRESTON VIC 3072	$815,000	10-Oct-24
4/559-563 GILBERT ROAD PRESTON VIC 3072	$857,500	20-Dec-24

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 May 2025

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10/559-563 GILBERT ROAD PRESTON VIC 3072

3 2 1

Sold Price **$800,000** Sold Date **28-Feb-25**

Distance **0.85km**



1/20 NEWCASTLE STREET PRESTON VIC 3072

3 1 1

Sold Price **$815,000** Sold Date **10-Oct-24**

Distance **2.24km**



4/559-563 GILBERT ROAD PRESTON VIC 3072

3 2 2

Sold Price **$857,500** Sold Date **20-Dec-24**

Distance **0.85km**

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

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