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	203/18 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $571,000 Property Type Unit Suburb Preston

Period - From 01/04/2025 to 30/06/2025 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	23/2 Arthur St PRESTON 3072	$520,000	13/06/2025
2	205A/6 Clinch Av PRESTON 3072	$498,000	16/04/2025
3	603/10 Clinch Av PRESTON 3072	$540,000	25/03/2025

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.~~

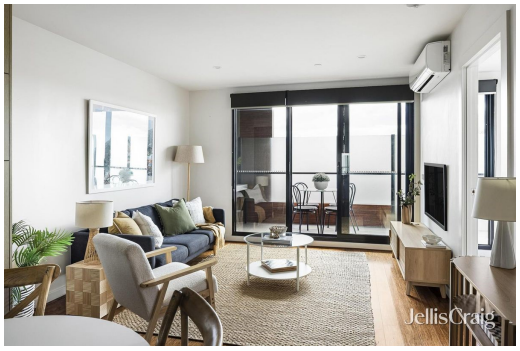
This Statement of Information was prepared on: 22/09/2025 13:42

203/18 Gilbert Road, Preston Vic 3072

JellisCraig

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Indicative Selling Price
$495,000 - $540,000
Median Unit Price
June quarter 2025: $571,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



23/2 Arthur St PRESTON 3072 (REI/VG)

2 1 1

Price: $520,000
Method: Sold Before Auction
Date: 13/06/2025
Property Type: Apartment

Agent Comments



205A/6 Clinch Av PRESTON 3072 (VG)

2 - -

Price: $498,000
Method: Sale
Date: 16/04/2025
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

603/10 Clinch Av PRESTON 3072 (VG)

2 - -

Price: $540,000
Method: Sale
Date: 25/03/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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