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	202/356 BELL 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	$450,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2024	to	30 Jun 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
128/388 MURRAY ROAD PRESTON VIC 3072	$450,000	24-Mar-25
101/356 BELL STREET PRESTON VIC 3072	$460,000	10-Apr-25
405/49 PLENTY ROAD PRESTON VIC 3072	$478,000	19-Mar-25

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: 17 July 2025

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128/388 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$450,000** Sold Date **24-Mar-25**

Distance **0.86km**



101/356 BELL STREET PRESTON VIC 3072

2 1 1

Sold Price **$460,000** Sold Date **10-Apr-25**

Distance **0km**



405/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price **$478,000** Sold Date **19-Mar-25**

Distance **0.61km**

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

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