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	4/584 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between $580,000 & $630,000

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	3/57 Regent St PRESTON 3072	$642,000	02/09/2025
2	5/427-435 Gilbert Rd PRESTON 3072	$681,000	24/07/2025
3	3/174 Murray Rd PRESTON 3072	$625,000	23/06/2025

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: 01/10/2025 14:07

4/584 Murray Road, Preston Vic 3072

JellisCraig

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Indicative Selling Price
$580,000 - $630,000
Median Unit Price
June quarter 2025: $571,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/57 Regent St PRESTON 3072 (REI)

2 1 1

Price: $642,000
Method: Private Sale
Date: 02/09/2025
Property Type: Unit
Land Size: 101.24 sqm approx

Agent Comments



5/427-435 Gilbert Rd PRESTON 3072 (REI)

2 1 1

Price: $681,000
Method: Private Sale
Date: 24/07/2025
Property Type: Unit

Agent Comments

3/174 Murray Rd PRESTON 3072 (VG)

2 - -

Price: $625,000
Method: Sale
Date: 23/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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