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	2/66 Bruce Street, Preston Vic 3072

Indicative selling price

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

Single price $395,000

Median sale price

Median price $591,000 Property Type Unit Suburb Preston

Period - From 18/12/2024 to 17/12/2025 Source Property Data

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	10/7 Cooma St PRESTON 3072	$380,000	28/10/2025
2	1/405 Murray Rd PRESTON 3072	$370,000	29/09/2025
3	8/102 Keon St THORNBURY 3071	$392,000	20/09/2025

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: 18/12/2025 09:53

2/66 Bruce Street, Preston Vic 3072

Nelson Alexander



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
18/12/2024 - 17/12/2025: $591,000

Comparable Properties

10/7 Cooma St PRESTON 3072 (VG)

1 - -

Agent Comments

Price: $380,000
Method: Sale
Date: 28/10/2025
Property Type: Strata Flat - Single OYO Flat

1/405 Murray Rd PRESTON 3072 (REI/VG)

1 1 1

Agent Comments

Price: $370,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit



8/102 Keon St THORNBURY 3071 (REI/VG)

1 1 1

Agent Comments

Price: $392,000
Method: Private Sale
Date: 20/09/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759

REIV THE DIFFERENCE

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