

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

1/18 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between

\$530,000

&

\$560,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Preston

Period - From

01/01/2026

to

31/03/2026

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	503/154 High St PRESTON 3072	\$550,000	10/03/2026
2	304/277 Raglan St PRESTON 3072	\$566,000	24/02/2026
3	203/18 Gilbert Rd PRESTON 3072	\$545,000	22/10/2025

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:

14/04/2026 19:45



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

March quarter 2026: \$640,000

Comparable Properties



503/154 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment



304/277 Raglan St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$566,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment



203/18 Gilbert Rd PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300