

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

1/3 McLennan Place, Preston Vic 3072

Indicative selling price

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

Range between

\$370,000

&

\$407,000

Median sale price

Median price

\$616,000

Property Type

Unit

Suburb

Preston

Period - From

01/10/2025

to

31/12/2025

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	11/297 Plenty Rd PRESTON 3072	\$417,000	20/11/2025
2	4/3 McLennan PI PRESTON 3072	\$390,000	29/10/2025
3			

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.

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Indicative Selling Price

\$370,000 - \$407,000

Median Unit Price

December quarter 2025: \$616,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

11/297 Plenty Rd PRESTON 3072 (VG)

Agent Comments

 2  -  -

Price: \$417,000

Method: Sale

Date: 20/11/2025

Property Type: Strata Flat - Single OYO Flat



4/3 McLennan Pl PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$390,000

Method: Private Sale

Date: 29/10/2025

Property Type: Unit

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.