

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

105/95 Wilcox Street, Preston Vic 3072

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Preston

Period - From 01/04/2026

to

30/06/2026

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	23/44-46 Mary St PRESTON 3072	\$485,000	28/07/2026
2	202/100 Plenty Rd PRESTON 3072	\$465,000	10/07/2026
3	204A/6 Clinch Av PRESTON 3072	\$509,000	25/06/2026

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:

09/09/2026 11:58

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
June quarter 2026: \$662,500

Comparable Properties



23/44-46 Mary St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$485,000
Method: Private Sale
Date: 28/07/2026
Property Type: Apartment



202/100 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$465,000
Method: Expression of Interest
Date: 10/07/2026
Property Type: Apartment

204A/6 Clinch Av PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$509,000
Method: Sale
Date: 25/06/2026
Property Type: Subdivided Flat - Single OYO Flat