

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

116/388 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$591,000

Property Type Unit

Suburb Preston

Period - From 13/04/2025

to

12/04/2026

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	312/388 Murray Rd PRESTON 3072	\$416,000	07/02/2026
2	4/388 Murray Rd PRESTON 3072	\$495,000	13/12/2025
3	102/388 Murray Rd PRESTON 3072	\$435,000	09/12/2025

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:

13/04/2026 11:29

116/388 Murray Road, Preston Vic 3072



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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

13/04/2025 - 12/04/2026: \$591,000



2 2 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



312/388 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$416,000

Method: Private Sale

Date: 07/02/2026

Property Type: Unit



4/388 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$495,000

Method: Private Sale

Date: 13/12/2025

Property Type: Apartment



102/388 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$435,000

Method: Auction Sale

Date: 09/12/2025

Property Type: Apartment

Land Size: 5272 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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