

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

2/405 MURRAY ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Flats

Suburb

Preston

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

4/424 MURRAY ROAD PRESTON VIC 3072	\$621,000	12-Feb-26
4/14 MCDONALD STREET PRESTON VIC 3072	\$665,000	29-Nov-25

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 6 months.

This Statement of Information was prepared on: 25 March 2026



**4/424 MURRAY ROAD PRESTON
VIC 3072**

 2  1  1

Sold Price

\$621,000

Sold Date

12-Feb-26

Distance

0.42km



**4/14 MCDONALD STREET
PRESTON VIC 3072**

 2  1  1

Sold Price

\$665,000

Sold Date

29-Nov-25

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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