

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

20/345 HIGH STREET 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,500

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2025

to

31 May 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

406/7 WARRS AVENUE PRESTON VIC 3072	\$587,888	01-Apr-26
806/35 PLENTY ROAD PRESTON VIC 3072	-	18-Apr-26
8/115 HIGH STREET PRESTON VIC 3072	\$583,000	11-Mar-26

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: 26 June 2026



406/7 WARRS AVENUE PRESTON VIC 3072

2 1 1

Sold Price

\$587,888

Sold Date

01-Apr-26

Distance

0.91km



806/35 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price

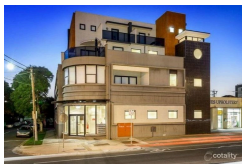
RS UN

Sold Date

18-Apr-26

Distance

0.95km



8/115 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price

\$583,000

Sold Date

11-Mar-26

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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