

# 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

307 Plenty Road, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,270,000

&

\$1,320,000

### Median sale price

Median price \$1,275,500

Property Type House

Suburb Preston

Period - From 01/01/2026

to 31/03/2026

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 | 26a Edwin St PRESTON 3072      | \$1,350,000 | 12/05/2026   |
| 2 | 17a Emerald St PRESTON 3072    | \$1,260,000 | 22/04/2026   |
| 3 | 17a Monash St RESERVOIR 3073   | \$1,300,000 | 29/11/2025   |

**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:

09/06/2026 14:45



**Property Type:** House

**Land Size:** 337 sqm approx

**Agent Comments**

## Comparable Properties



**26a Edwin St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 12/05/2026

**Property Type:** Townhouse (Single)



**17a Emerald St PRESTON 3072 (REI/VG)**

**Agent Comments**



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 22/04/2026

**Property Type:** House

**Land Size:** 246 sqm approx



**17a Monash St RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 304 sqm approx