

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

4/957 High Street, Preston Vic 3072

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$616,000

Property Type

Unit

Suburb

Preston

Period - From

01/10/2025

to

31/12/2025

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	5/3 Barry St RESERVOIR 3073	\$585,000	05/03/2026
2	6/224 Spring St RESERVOIR 3073	\$592,000	11/12/2025
3	13/957-961 High St RESERVOIR 3073	\$550,000	04/12/2025

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:

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Giorgio Mavrelis
03 9070 5095
0402 914 472

giorgiomavrelis@jellisrcraig.com.au

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

December quarter 2025: \$616,000

 2  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



5/3 Barry St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$585,000
Method: Private Sale
Date: 05/03/2026
Property Type: Townhouse (Single)



6/224 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$592,000
Method: Private Sale
Date: 11/12/2025
Property Type: Townhouse (Res)



13/957-961 High St RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$550,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Res)

kannan subramanian