

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

5/229 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	2/1 Maritana Av RESERVOIR 3073	\$1,078,000	07/02/2026
2	4 Kenwood Wlk PRESTON 3072	\$1,057,500	24/12/2025
3	2/3 Montague St PRESTON 3072	\$1,097,000	19/11/2025

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:

05/05/2026 08:57

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,275,500



 3  2  1

Property Type: Townhouse
(Single)

Land Size: 164 sqm approx

Agent Comments

Comparable Properties



2/1 Maritana Av RESERVOIR 3073 (REI/VG)

 3  2  2

Price: \$1,078,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)

Agent Comments

Comparable townhouse, further away from the city.



4 Kenwood Wlk PRESTON 3072 (REI/VG)

 3  3  2

Price: \$1,057,500

Method: Private Sale

Date: 24/12/2025

Property Type: Townhouse (Single)

Land Size: 4081 sqm approx

Agent Comments

Extra bathroom, inferior floorplan



2/3 Montague St PRESTON 3072 (REI/VG)

 3  2  2

Price: \$1,097,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: Townhouse (Res)

Land Size: 213 sqm approx

Agent Comments