

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

5/552 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$776,000

Property Type

Townhouse

Suburb

Preston

Period - From

14/04/2025

to

13/04/2026

Source

Property Data

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	684 Bell St PRESTON 3072	\$630,000	28/01/2026
2	3/536 Bell St PRESTON 3072	\$610,000	13/12/2025
3	3/444 Plenty Rd PRESTON 3072	\$615,000	10/11/2025

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:

14/04/2026 12:47

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Indicative Selling Price

\$570,000 - \$620,000

Median Townhouse Price

14/04/2025 - 13/04/2026: \$776,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

2 bedroom townhouse and 1 bathroom and 1 parking space.

Comparable Properties



684 Bell St PRESTON 3072 (VG)

2 - -

Price: \$630,000

Method: Sale

Date: 28/01/2026

Property Type: Townhouse (Conjoined)

Agent Comments

Comparable style of townhouse, complex and accommodation.



3/536 Bell St PRESTON 3072 (REI/VG)

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

Agent Comments

Comparable style of townhouse, complex and accommodation.



3/444 Plenty Rd PRESTON 3072 (REI/VG)

2 1 1

Price: \$615,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: Townhouse (Res)

Agent Comments

Comparable style of townhouse, complex and accommodation.

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