

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

522 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,190,000

&

\$1,290,000

Median sale price

Median price \$1,242,500

Property Type House

Suburb Preston

Period - From 02/09/2025

to

01/09/2026

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	3 Etnam St PRESTON 3072	\$1,245,000	18/07/2026
2	23 Young St PRESTON 3072	\$1,210,000	20/06/2026
3	17 Hill Gr PRESTON 3072	\$1,215,000	13/06/2026

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:

02/09/2026 10:16



Property Type:

Agent Comments

Comparable Properties



3 Etnam St PRESTON 3072 (REI)

Agent Comments



Price: \$1,245,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 468 sqm approx



23 Young St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 500 sqm approx



17 Hill Gr PRESTON 3072 (REI)

Agent Comments



Price: \$1,215,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 499 sqm approx

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