

## 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

6/2 ARTHUR STREET PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

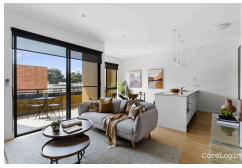
Date of sale

51/93-103 HIGH STREET PRESTON VIC 3072	\$506,000	29-Oct-24
401B/8 CLINCH AVENUE PRESTON VIC 3072	\$500,000	05-Dec-24
1/4-6 SHEFFIELD STREET PRESTON VIC 3072	\$510,000	05-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 29 April 2025

**51/93-103 HIGH STREET PRESTON  
VIC 3072**

2 1 1

Sold Price

**\$506,000**

Sold Date

**29-Oct-24**

Distance

**0.6km****401B/8 CLINCH AVENUE PRESTON  
VIC 3072**

2 1 1

Sold Price

**\$500,000**

Sold Date

**05-Dec-24**

Distance

**0.78km****1/4-6 SHEFFIELD STREET  
PRESTON VIC 3072**

2 1 1

Sold Price

<sup>RS</sup>**\$510,000**

Sold Date

**05-Mar-25**

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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