

## 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

682 BELL STREET PRESTON VIC 3072

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,176,690

Property type

House

Suburb

Preston

Period-from

01 May 2024

to

30 Apr 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

14/397 MURRAY ROAD PRESTON VIC 3072	\$710,000	31-Oct-24
15/397 MURRAY ROAD PRESTON VIC 3072	\$725,000	19-Oct-24
3/23 ROSEBERRY AVENUE PRESTON VIC 3072	\$713,000	15-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: 28 May 2025



**14/397 MURRAY ROAD PRESTON  
VIC 3072**

2 2 1

Sold Price

**\$710,000**

Sold Date

**31-Oct-24**

Distance

**0.87km**



**15/397 MURRAY ROAD PRESTON  
VIC 3072**

2 2 1

Sold Price

**\$725,000**

Sold Date

**19-Oct-24**

Distance

**0.87km**



**3/23 ROSEBERRY AVENUE  
PRESTON VIC 3072**

2 1 1

Sold Price

**\$713,000**

Sold Date

**15-Mar-25**

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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