

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

703/1 HIGH STREET PRESTON VIC 3072

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,500

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

210/67-69 HIGH STREET PRESTON VIC 3072	\$440,000	03-Jul-26
11/10 CLINCH AVENUE PRESTON VIC 3072	\$410,000	16-Mar-26
401/33 SEYMOUR STREET PRESTON VIC 3072	\$419,000	21-Aug-26

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: 31 August 2026



210/67-69 HIGH STREET PRESTON VIC 3072

1 1 1

Sold Price

^{RS}

\$440,000

Sold Date

03-Jul-26

Distance

0.18km



11/10 CLINCH AVENUE PRESTON VIC 3072

1 1 1

Sold Price

\$410,000

Sold Date

16-Mar-26

Distance

1.67km



401/33 SEYMOUR STREET PRESTON VIC 3072

1 1 1

Sold Price

^{RS}

\$419,000

Sold Date

21-Aug-26

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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