

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

802/35 PLENTY ROAD 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

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

18/87 HOTHAM STREET PRESTON VIC 3072	\$599,900	13-Jan-25
3/154 HIGH STREET PRESTON VIC 3072	\$570,000	06-Feb-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: 13 May 2025



**18/87 HOTHAM STREET PRESTON
VIC 3072**

Sold Price

\$599,900

Sold Date

13-Jan-25

 2

 1

 1

Distance

0.6km



**3/154 HIGH STREET PRESTON VIC
3072**

Sold Price

\$570,000

Sold Date

06-Feb-25

 2

 1

 1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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