

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

9/1 LUNETTE AVENUE 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,500

Property type

Flats

Suburb

Preston

Period-from

01 Jul 2025

to

30 Jun 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

1/33 SPRING STREET PRESTON VIC 3072	\$720,000	26-Feb-26
1A GOLDSMITH AVENUE PRESTON VIC 3072	\$732,500	28-Oct-25
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.~~

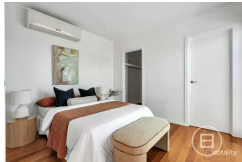
This Statement of Information was prepared on: 06 July 2026



1/33 SPRING STREET PRESTON VIC 3072 Sold Price **\$720,000** Sold Date **26-Feb-26**

 2  1  1

Distance **0.56km**



1A GOLDSMITH AVENUE PRESTON VIC 3072 Sold Price **\$732,500** Sold Date **28-Oct-25**

 2  2  1

Distance **0.69km**



3/23 ROSEBERRY AVENUE PRESTON VIC 3072 Sold Price **\$713,000** Sold Date **15-Mar-25**

 2  1  1

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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