

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

907/5 BLANCH 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,750

Property type

Unit

Suburb

Preston

Period-from

01 May 2025

to

30 Apr 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

4/388 MURRAY ROAD PRESTON VIC 3072	\$495,000	13-Dec-25
102/68 GADD STREET NORTHCOTE VIC 3070	\$491,000	21-Apr-26
4/10 SNAPSHOT DRIVE COBURG NORTH VIC 3058	\$475,000	07-Mar-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: 13 May 2026



4/388 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price **\$495,000** Sold Date **13-Dec-25**

Distance **0.92km**

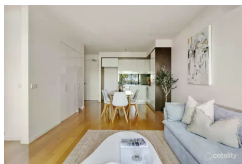


102/68 GADD STREET NORTHCOTE VIC 3070

2 2 1

Sold Price ^{RS} **\$491,000** ^{UN} Sold Date **21-Apr-26**

Distance **2.04km**



4/10 SNAPSHOT DRIVE COBURG NORTH VIC 3058

2 2 -

Sold Price **\$475,000** Sold Date **07-Mar-26**

Distance **2.25km**

RS = Recent sale **UN** = Undisclosed Sale

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