

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

12/70-72 ST GEORGES 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2024

to

30 Jun 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

17/2 ARTHUR STREET PRESTON VIC 3072	\$672,000	02-Jul-25
6/15 SHOWERS STREET PRESTON VIC 3072	\$755,000	09-May-25
10/70-72 ST GEORGES ROAD PRESTON VIC 3072	\$666,200	21-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: 18 July 2025



**17/2 ARTHUR STREET PRESTON
VIC 3072**

3 2 2

Sold Price

^{RS}

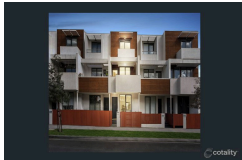
\$672,000

Sold Date

02-Jul-25

Distance

0.13km



**6/15 SHOWERS STREET PRESTON
VIC 3072**

3 3 1

Sold Price

\$755,000

Sold Date

09-May-25

Distance

0.6km



**10/70-72 ST GEORGES ROAD
PRESTON VIC 3072**

2 2 1

Sold Price

\$666,200

Sold Date

21-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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