

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

684 BELL 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

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

10/70-72 ST GEORGES ROAD PRESTON VIC 3072	\$666,200	21-Mar-25
5/101 RAGLAN STREET PRESTON VIC 3072	\$687,500	12-Feb-25
3/34 TYLER STREET PRESTON VIC 3072	\$640,000	28-Jun-21

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: 02 July 2025

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

2 2 1

Sold Price **\$666,200** Sold Date **21-Mar-25**

Distance **1.05km**

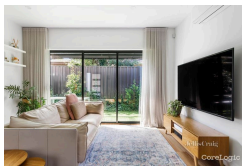


**5/101 RAGLAN STREET PRESTON
VIC 3072**

2 1 1

Sold Price **\$687,500** Sold Date **12-Feb-25**

Distance **3.05km**



**3/34 TYLER STREET PRESTON VIC
3072**

2 2 1

Sold Price **\$640,000** Sold Date **28-Jun-21**

Distance **4.41km**

RS = Recent sale UN = Undisclosed Sale

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