

# 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

6/15 Showers Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$746,000

Property Type

Townhouse

Suburb

Preston

Period - From

01/04/2024

to

31/03/2025

Source

Property Data

### 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 six 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	3/23 Roseberry Av PRESTON 3072	\$713,000	15/03/2025
2	2/109 Plenty Rd PRESTON 3072	\$730,000	17/02/2025
3	4/534 Plenty Rd PRESTON 3072	\$725,000	20/11/2024

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 six months.~~

This Statement of Information was prepared on:

01/04/2025 09:41



 3   
  3   
  1

**Property Type:** Townhouse  
 (Single)  
**Land Size:** 0 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median Townhouse Price**  
 01/04/2024 - 31/03/2025: \$746,000

## Comparable Properties



**3/23 Roseberry Av PRESTON 3072 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$713,000  
**Method:** Private Sale  
**Date:** 15/03/2025  
**Property Type:** Townhouse (Single)



**2/109 Plenty Rd PRESTON 3072 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 17/02/2025  
**Property Type:** Townhouse (Res)



**4/534 Plenty Rd PRESTON 3072 (REI/VG)**

Agent Comments

 3   
  1   
  1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** Townhouse (Single)

**Account** - Independent Property Brokers