

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

408/100 PLENTY 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2024

to

31 Jul 2025

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

101/356 BELL STREET PRESTON VIC 3072	\$460,000	10-Apr-25
412/100 PLENTY ROAD PRESTON VIC 3072	\$470,000	14-Jul-25
405/49 PLENTY ROAD PRESTON VIC 3072	\$478,000	19-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: 04 August 2025



**101/356 BELL STREET PRESTON
VIC 3072**

 2  1  1

Sold Price

\$460,000

Sold Date

10-Apr-25

Distance

0.63km



**412/100 PLENTY ROAD PRESTON
VIC 3072**

 2  1  1

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

14-Jul-25

Distance

0km



**405/49 PLENTY ROAD PRESTON
VIC 3072**

 2  1  1

Sold Price

\$478,000

Sold Date

19-Mar-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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