

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

303/380 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2024

to

31 May 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

307/356 BELL STREET PRESTON VIC 3072	\$359,000	31-Mar-25
48/104 ST GEORGES ROAD PRESTON VIC 3072	\$350,000	06-Feb-24
3/400 MURRAY ROAD PRESTON VIC 3072	\$371,000	14-Mar-24

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 June 2025

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**307/356 BELL STREET PRESTON
VIC 3072**

1 1 -

Sold Price **\$359,000** Sold Date **31-Mar-25**

Distance **0.1km**



**48/104 ST GEORGES ROAD
PRESTON VIC 3072**

1 1 -

Sold Price **\$350,000** Sold Date **06-Feb-24**

Distance **0.65km**



**3/400 MURRAY ROAD PRESTON
VIC 3072**

1 1 -

Sold Price **\$371,000** Sold Date **14-Mar-24**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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