

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

101/9 HIGH 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

\$495,000

or range
between

&

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

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

405/9 HIGH STREET PRESTON VIC 3072	\$520,000	25-Nov-24
619/2 PLENTY ROAD PRESTON VIC 3072	\$499,000	11-Apr-25
31/93-103 HIGH STREET PRESTON VIC 3072	\$522,500	25-Apr-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: 31 July 2025



PROPERTY MARKETING

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405/9 HIGH STREET PRESTON VIC 3072 Sold Price **\$520,000** Sold Date **25-Nov-24**

2 2 1

Distance **0km**



619/2 PLENTY ROAD PRESTON VIC 3072 Sold Price **\$499,000** Sold Date **11-Apr-25**

2 2 1

Distance **0.08km**



31/93-103 HIGH STREET PRESTON VIC 3072 Sold Price ^{RS} **\$522,500** Sold Date **25-Apr-25**

2 2 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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