

## 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

5/27-29 BENAMBRA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

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

2/21 MASON STREET RESERVOIR VIC 3073	\$730,000	20-May-25
1/416 GILBERT ROAD PRESTON VIC 3072	\$741,000	22-Feb-25
16/465 MURRAY ROAD PRESTON VIC 3072	\$743,000	01-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: 18 June 2025



## 2/21 MASON STREET RESERVOIR VIC 3073

2 1 1

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**20-May-25**

Distance

**1.95km**



## 1/416 GILBERT ROAD PRESTON VIC 3072

2 1 1

Sold Price

**\$741,000**

Sold Date

**22-Feb-25**

Distance

**0.32km**



## 16/465 MURRAY ROAD PRESTON VIC 3072

2 1 1

Sold Price

**\$743,000**

Sold Date

**01-Mar-25**

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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