

Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

05/10/2026

Units offered for sale

Address
Including suburb and
postcode

296 Plenty Road Preston VIC 3072

Key features of the properties

Unit type or class e.g. One bedroom units	# of bedrooms	# of bathrooms	# of car spaces (+/- 1)	Internal floor space (in m ²) (may be a range)	Total land size (in m ²) (may be a range)
1 Bedroom Apartment	1	1	1	52m ²	60m ²
3 Bedroom Apartment	3	2	2	96m ²	161m ²

Indicative selling prices

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1 Bedroom Apartment – Residence 303	\$528,609	or range between	\$*	&	\$
3 Bedroom Apartment – Residence 401	\$1,149,000	or range between	\$*	&	\$

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$630,000

Suburb

Preston

Period - From

01 Jun 2026

To

30 Sep 2026

Source

Cotality

Comparable property sales

Comparable property 1

Address	Sale price	Date of sale
102/296 Plenty Road Preston VIC 3072	\$524,977	13 May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
1 Bedroom Apartment	1	1	1	55 m ²	64 m ²

Comparable property 2

Address	Sale price	Date of sale
1003/36-46 High Street Preston VIC 3072	\$506,035	08 Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
1 Bedroom Apartment	1	1	1	54 m ²	65 m ²

Comparable property 3

Address	Sale price	Date of sale
501/296 Plenty Road Preston VIC 3072	\$1,120,813	05 Mar 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
3 Bedroom Apartment	3	2	2	96 m ²	113 m ²

Reason there are fewer than three comparable properties for a unit type or class

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I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

N/A