

# 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

304/18 Gilbert Road, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$673,100 Property Type Unit Suburb Preston

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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 six 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
1	312/35 Plenty Rd PRESTON 3072	\$380,000	12/06/2025
2	106/105 Dundas St PRESTON 3072	\$350,000	31/03/2025
3	111/18 Gilbert Rd PRESTON 3072	\$330,000	20/03/2025

**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 six months.~~

This Statement of Information was prepared on:

25/06/2025 14:52



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**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

March quarter 2025: \$673,100



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**312/35 Plenty Rd PRESTON 3072 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 12/06/2025

**Property Type:** Apartment



**106/105 Dundas St PRESTON 3072 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** Unit



**111/18 Gilbert Rd PRESTON 3072 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$330,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** Apartment

**Account - McGrath** | P: 03 9489 9422 | F: 03 9486 2614



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