

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

403/100 PLENTY ROAD 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

\$399,000

&

\$438,000

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

14/2 DUNDAS STREET THORNBURY VIC 3071	\$435,000	17-Apr-25
212/10 CLINCH AVENUE PRESTON VIC 3072	\$410,000	25-Mar-25
KEMP STREET THORNBURY VIC 3071	\$420,100	05-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: 31 July 2025



**14/2 DUNDAS STREET
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$435,000** Sold Date **17-Apr-25**

Distance **0.36km**



**212/10 CLINCH AVENUE PRESTON
VIC 3072**

 2  1  1

Sold Price **\$410,000** Sold Date **25-Mar-25**

Distance **1.42km**



**KEMP STREET THORNBURY VIC
3071**

 2  1  1

Sold Price **\$420,100** Sold Date **05-Mar-25**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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