Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 29/09/2026

Property offered for sale

Address
Including suburb and postcode: 410/296 Plenty Road Preston VIC 3072

Key features of the property

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	$96m^2$	$17m^2$

Indicative selling price

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.

Single price: $1,200,000

or

~~Range between~~ $ & $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property 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 Property type: *Unit* 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
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

Comparable property 2

Address	Sale price	Date of sale
308/296 Plenty Road Preston VIC 3072	$1,261,028	10 Apr 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	138 m^2	163 m^2

Reason there are fewer than three comparable properties

☒ **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*]

Following a review of recent sales within the prescribed 2km radius and six-month period, fewer than three properties of a comparable standard, condition and key characteristics were identified.