

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

11/48 Cooper Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$760,000

Median sale price

Median price \$600,500

Property Type Unit

Suburb Preston

Period - From 01/07/2024

to 30/06/2025

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	1/2 Josephine Gr PRESTON 3072	\$737,000	01/07/2025
2	2/21 Mason St RESERVOIR 3073	\$730,000	20/05/2025
3	4/9 Sheffield St PRESTON 3072	\$779,000	15/02/2025

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:

17/07/2025 11:07



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$760,000

Median Unit Price

Year ending June 2025: \$600,500

Comparable Properties



1/2 Josephine Gr PRESTON 3072 (REI)

Agent Comments

2
 1
 1

Price: \$737,000

Method: Private Sale

Date: 01/07/2025

Property Type: Apartment



2/21 Mason St RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$730,000

Method: Private Sale

Date: 20/05/2025

Property Type: Unit



4/9 Sheffield St PRESTON 3072 (REI/VG)

Agent Comments

2
 2
 1

Price: \$779,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423