

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

\$571,000

Property Type

Unit

Suburb

Preston

Period - From

07/08/2024

to

06/08/2025

Source

Property Data

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	2/21 Mason St RESERVOIR 3073	\$730,000	20/05/2025
2	2/17 Nocton St RESERVOIR 3073	\$700,000	16/05/2025
3	1/416 Gilbert Rd PRESTON 3072	\$741,000	22/02/2025

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:

07/08/2025 10:23



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$760,000
Median Unit Price
07/08/2024 - 06/08/2025: \$571,000

Comparable Properties



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



2/17 Nocton St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 16/05/2025
Property Type: Unit



1/416 Gilbert Rd PRESTON 3072 (REI/VG)

Agent Comments

2 1 2

Price: \$741,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit