

# 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 308/9 Railway Place West, 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 \$770,000 & \$825,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Preston

Period - From 01/04/2025 to 31/03/2026 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	104/378 Bell St PRESTON 3072	\$780,000	25/11/2025
2	304/227 St Georges Rd NORTHCOTE 3070	\$800,000	22/11/2025
3			

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: 20/04/2026 11:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$770,000 - \$825,000  
**Median Unit Price**  
Year ending March 2026: \$610,000

## Comparable Properties

**104/378 Bell St PRESTON 3072 (VG)**

Agent Comments



**Price:** \$780,000  
**Method:** Sale  
**Date:** 25/11/2025  
**Property Type:** Strata Unit/Flat



**304/227 St Georges Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** Apartment

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.

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