

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

115/43-65 High Street, Preston Vic 3072

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Preston

Period - From 01/01/2024 to 31/12/2024 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	9/44-46 Mary St PRESTON 3072	\$495,000	14/02/2025
2	505/277 Raglan St PRESTON 3072	\$490,000	17/12/2024
3	401B/8 Clinch Av PRESTON 3072	\$500,000	05/12/2024

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: 19/03/2025 16:00

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Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending December 2024: \$615,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/44-46 Mary St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method:

Date: 14/02/2025

Property Type: Apartment



505/277 Raglan St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method:

Date: 17/12/2024

Property Type: Apartment



401B/8 Clinch Av PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method:

Date: 05/12/2024

Property Type: Apartment

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