

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

1/52 Showers Street, Preston Vic 3072

Indicative selling price

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

Range between \$570,000

&

\$620,000

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	3/553 Murray Rd PRESTON 3072	\$610,000	19/07/2025
2	8/226 Gower St PRESTON 3072	\$600,000	05/07/2025
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:

01/10/2025 11:52

1/52 Showers Street, Preston Vic 3072

McGrath

Anthony De Iesi

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending June 2025: \$600,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/553 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 19/07/2025

Property Type: Townhouse (Single)



8/226 Gower St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Townhouse (Res)

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.

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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