

# 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

3/5 Albert Street, 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 \$600,000 & \$650,000

### Median sale price

Median price \$730,000 Property Type Townhouse Suburb Preston

Period - From 03/02/2024 to 02/02/2025 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	3/26 Ovando St PRESTON 3072	\$640,000	24/09/2024
2	4/492 Plenty Rd PRESTON 3072	\$660,000	12/08/2024
3	3/7 Willow Ct BELLFIELD 3081	\$633,500	03/08/2024

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:

03/02/2025 10:59



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**3/26 Ovando St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** Townhouse (Res)



**4/492 Plenty Rd PRESTON 3072 (VG)**

Agent Comments



**Price:** \$660,000

**Method:** Sale

**Date:** 12/08/2024

**Property Type:** Townhouse (Conjoined)



**3/7 Willow Ct BELLFIELD 3081 (REI/VG)**

Agent Comments



**Price:** \$633,500

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Townhouse (Res)