

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

58/93-103 HIGH STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

102/191 HIGH STREET PRESTON VIC 3072	\$625,000	20-May-25
2/500 PLENTY ROAD PRESTON VIC 3072	\$665,000	13-Jun-25
104/277 RAGLAN STREET PRESTON VIC 3072	\$620,000	23-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 16 October 2025

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**102/191 HIGH STREET PRESTON
VIC 3072**

2 2 1

Sold Price **\$625,000** Sold Date **20-May-25**

Distance **0.31km**



**2/500 PLENTY ROAD PRESTON
VIC 3072**

2 2 1

Sold Price **\$665,000** Sold Date **13-Jun-25**

Distance **1.62km**



**104/277 RAGLAN STREET
PRESTON VIC 3072**

2 1 1

Sold Price ^{RS} **\$620,000** Sold Date **23-Sep-25**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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