Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	101/2 Plenty Road, Preston Vic 3072
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$395,000	&	\$434,000
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Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		Suburb	Preston
Period - From	12/11/2024	to	11/11/2025	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	10/297 Plenty Rd PRESTON 3072	\$435,000	20/10/2025
2	306/277 Raglan St PRESTON 3072	\$430,000	02/09/2025
3	305/100 Plenty Rd PRESTON 3072	\$400,000	01/07/2025

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:	12/11/2025 09:58



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$395,000 - \$434,000 **Median Unit Price** 12/11/2024 - 11/11/2025: \$585,000

Comparable Properties



10/297 Plenty Rd PRESTON 3072 (REI)



Agent Comments

Price: \$435.000 Method: Private Sale Date: 20/10/2025

Property Type: Apartment



306/277 Raglan St PRESTON 3072 (REI/VG)





Agent Comments

Price: \$430,000 Method: Private Sale Date: 02/09/2025

Property Type: Apartment



305/100 Plenty Rd PRESTON 3072 (VG)





Price: \$400,000 Method: Sale Date: 01/07/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



