

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

201/131A PLENTY ROAD 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

\$405,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,500

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2025

to

31 Aug 2026

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

101/33 SEYMOUR STREET PRESTON VIC 3072	\$448,000	20-Mar-26
106/183 HIGH STREET PRESTON VIC 3072	\$425,000	21-Jul-26
401/33 SEYMOUR STREET PRESTON VIC 3072	\$419,000	21-Aug-26

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: 04 September 2026


**101/33 SEYMOUR STREET
PRESTON VIC 3072**

 2
  1
  1

Sold Price **\$448,000** Sold Date **20-Mar-26**

Distance **0.17km**


**106/183 HIGH STREET PRESTON
VIC 3072**

 1
  1
  1

Sold Price ^{RS} **\$425,000** Sold Date **21-Jul-26**

Distance **0.24km**


**401/33 SEYMOUR STREET
PRESTON VIC 3072**

 1
  1
  1

Sold Price ^{RS} **\$419,000** Sold Date **21-Aug-26**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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