

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

556-558 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

\$2,700,000

&

\$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Preston

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

25 KITCHENER GROVE PRESTON VIC 3072	\$1,521,000	17-Aug-24
502-506 PLENTY ROAD PRESTON VIC 3072	\$2,300,000	23-Jul-24
8 PHELAN STREET PRESTON VIC 3072	\$1,145,000	21-Sep-23

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: 13 March 2025



25 KITCHENER GROVE PRESTON VIC 3072

3 1 2

Sold Price **\$1,521,000** Sold Date **17-Aug-24**

Distance **0.06km**



502-506 PLENTY ROAD PRESTON VIC 3072

- 1 -

Sold Price **\$2,300,000** Sold Date **23-Jul-24**

Distance **0.18km**



8 PHELAN STREET PRESTON VIC 3072

2 2 5

Sold Price **\$1,145,000** Sold Date **21-Sep-23**

Distance **0.18km**



15 YOUNGMAN STREET PRESTON VIC 3072

3 1 -

Sold Price **\$1,300,000** Sold Date **22-May-24**

Distance **0.2km**



6 GOLDSMITH AVENUE PRESTON VIC 3072

3 2 2

Sold Price **\$2,007,500** Sold Date **15-Sep-23**

Distance **0.28km**



106 MALPAS STREET PRESTON VIC 3072

4 2 1

Sold Price **\$1,747,000** Sold Date **20-May-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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**170 MURRAY ROAD PRESTON VIC
3072**

Sold Price

\$1,310,000

Sold Date

27-Oct-23



3



2



2

Distance

0.33km



**98 MALPAS STREET PRESTON VIC
3072**

Sold Price

\$1,303,000

Sold Date

30-Nov-24



3



1



3

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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