

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

311/43 High Street, Preston Vic 3072

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Preston

Period - From

15/07/2025

to

14/07/2026

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	410/10 Clinch Av PRESTON 3072	\$377,000	16/05/2026
2	707/35 Plenty Rd PRESTON 3072	\$390,000	04/05/2026
3	105/7 Warrs Av PRESTON 3072	\$360,000	14/04/2026

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:

15/07/2026 10:06



Property Type: Strata
Unit/Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

15/07/2025 - 14/07/2026: \$495,000

Comparable Properties



410/10 Clinch Av PRESTON 3072 (REI/VG)

Agent Comments



Price: \$377,000

Method: Private Sale

Date: 16/05/2026

Property Type: Apartment

Land Size: 1673 sqm approx



707/35 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 04/05/2026

Property Type: Apartment



105/7 Warrs Av PRESTON 3072 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 14/04/2026

Property Type: Apartment