

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

411/356 BELL 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Flats

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

55/93-103 HIGH STREET PRESTON VIC 3072	\$475,000	20-May-26
512/2 PLENTY ROAD PRESTON VIC 3072	\$460,000	10-Apr-26
210/18 GILBERT ROAD PRESTON VIC 3072	\$456,000	24-Jul-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: 18 September 2026



**55/93-103 HIGH STREET PRESTON
VIC 3072**

Sold Price

\$475,000

Sold Date **20-May-26**

 2  1  1

Distance

0.51km



**512/2 PLENTY ROAD PRESTON VIC
3072**

Sold Price

\$460,000

Sold Date **10-Apr-26**

 2  2  1

Distance

0.84km



**210/18 GILBERT ROAD PRESTON
VIC 3072**

Sold Price

\$456,000

Sold Date **24-Jul-26**

 2  1  1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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