

## 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

109/18 GILBERT ROAD PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2025

to

31 Jan 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

227/100 PLENTY ROAD PRESTON VIC 3072	\$500,000	12-Jan-26
221/43 HIGH STREET PRESTON VIC 3072	\$516,500	09-Oct-25
203/18 GILBERT ROAD PRESTON VIC 3072	\$545,000	22-Oct-25

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: 16 February 2026

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**227/100 PLENTY ROAD PRESTON VIC 3072** Sold Price **\$500,000** Sold Date **12-Jan-26**

2 2 1

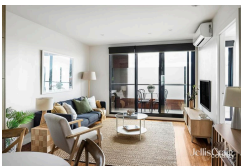
Distance **1.38km**



**221/43 HIGH STREET PRESTON VIC 3072** Sold Price **\$516,500** Sold Date **09-Oct-25**

2 1 1

Distance **1.15km**



**203/18 GILBERT ROAD PRESTON VIC 3072** Sold Price **\$545,000** Sold Date **22-Oct-25**

2 1 1

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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