

# 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

201/14-18 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)

Range between

\$440,000

&

\$480,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Preston

Period - From

29/04/2025

to

28/04/2026

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	106/33 Seymour St PRESTON 3072	\$475,000	31/03/2026
2	106/277 Raglan St PRESTON 3072	\$498,888	05/03/2026
3	308/50-56 High St PRESTON 3072	\$460,000	13/01/2026

**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:

29/04/2026 08:57

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**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

29/04/2025 - 28/04/2026: \$605,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**106/33 Seymour St PRESTON 3072 (REI)**

Agent Comments

 2  1  1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 31/03/2026

**Property Type:** Apartment



**106/277 Raglan St PRESTON 3072 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$498,888

**Method:** Private Sale

**Date:** 05/03/2026

**Property Type:** Apartment



**308/50-56 High St PRESTON 3072 (REI)**

Agent Comments

 2  1  1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 13/01/2026

**Property Type:** Apartment

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