

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

415/388 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$380,000 & \$405,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Preston

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	605A/6 Clinch Av PRESTON 3072	\$391,000	07/03/2026
2	405/356 Bell St PRESTON 3072	\$400,000	03/03/2026
3	404/2 Plenty Rd PRESTON 3072	\$405,000	11/02/2026

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:

30/04/2026 09:35



2
 2
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$380,000 - \$405,000
Median Unit Price
 Year ending March 2026: \$610,000

Comparable Properties



605A/6 Clinch Av PRESTON 3072 (VG)

Agent Comments

2
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Price: \$391,000
Method: Sale
Date: 07/03/2026
Property Type: Subdivided Flat - Single OYO Flat



405/356 Bell St PRESTON 3072 (REI/VG)

Agent Comments

2
 1
 1

Price: \$400,000
Method: Private Sale
Date: 03/03/2026
Property Type: Apartment



404/2 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

2
 2
 1

Price: \$405,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment

Account - VICPROP | P: 03 8888 1011