

# 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

503/204 High Street, 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

\$360,000

&

\$380,000

### Median sale price

Median price

\$628,750

Property type

Unit

Suburb

Preston

Period - From

01/09/2025

to

30/11/2025

Source



PropTrack

### 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
303/154 High Street, Preston, VIC 3072	\$350,000	11/08/2025
207/33 Seymour Street, Preston, VIC 3072	\$390,000	26/06/2025
407/356 Bell Street, Preston, VIC 3072	\$345,000	07/11/2025

**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:

10/12/2025