

## 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

2/72 BRUCE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2025

to

28 Feb 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

2/22 CHARLES STREET PRESTON VIC 3072	\$775,000	28-Feb-26
2/2 COOL STREET RESERVOIR VIC 3073	\$826,000	04-Feb-26
2/21 AUSTRAL AVENUE PRESTON VIC 3072	\$852,000	25-Feb-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: 04 March 2026



**2/22 CHARLES STREET PRESTON  
VIC 3072**

2 1 1

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date **28-Feb-26**

Distance **0.9km**



**2/2 COOL STREET RESERVOIR VIC  
3073**

2 1 1

Sold Price

<sup>RS</sup> **\$826,000**

Sold Date **04-Feb-26**

Distance **1.79km**



**2/21 AUSTRAL AVENUE PRESTON  
VIC 3072**

2 1 1

Sold Price

<sup>RS</sup> **\$852,000**

Sold Date **25-Feb-26**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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