

## 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

708/26 OAKOVER 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

\$425,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,750

Property type

Unit

Suburb

Preston

Period-from

01 May 2025

to

30 Apr 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

107/9 HIGH STREET PRESTON VIC 3072	\$410,000	16-Feb-26
12/43 HIGH STREET PRESTON VIC 3072	\$402,000	10-Dec-25
209/26 OAKOVER ROAD PRESTON VIC 3072	\$430,000	30-Sep-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: 15 May 2026

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**107/9 HIGH STREET PRESTON VIC 3072** Sold Price **\$410,000** Sold Date **16-Feb-26**

1 1 1

Distance **0.4km**



**12/43 HIGH STREET PRESTON VIC 3072** Sold Price **\$402,000** Sold Date **10-Dec-25**

1 1 1

Distance **0.33km**



**209/26 OAKOVER ROAD PRESTON VIC 3072** Sold Price **\$430,000** Sold Date **30-Sep-25**

1 1 1

Distance **0km**

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

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