

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

2/46 MURPHY GROVE PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2025

to

31 Jan 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

3/16 SWALLOW STREET PRESTON VIC 3072	\$975,000	14-Jan-26
11 CURRAWONG STREET PRESTON VIC 3072	\$985,000	27-Oct-25
2/11 MIHIL STREET PRESTON VIC 3072	\$913,000	30-Oct-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: 25 February 2026



3/16 SWALLOW STREET PRESTON VIC 3072

3 2 2

Sold Price

^{RS}

\$975,000

Sold Date

14-Jan-26

Distance

0.95km



11 CURRAWONG STREET PRESTON VIC 3072

3 2 2

Sold Price

\$985,000

Sold Date

27-Oct-25

Distance

1.45km



2/11 MIHIL STREET PRESTON VIC 3072

3 2 2

Sold Price

\$913,000

Sold Date

30-Oct-25

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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