

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

301/7 WARRS AVENUE 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

\$480,000

&

\$520,000

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

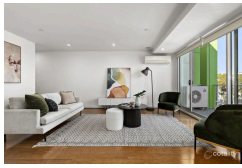
Date of sale

401/7 WARRS AVENUE PRESTON VIC 3072	\$490,000	29-Apr-25
51/93-103 HIGH STREET PRESTON VIC 3072	\$506,000	29-Oct-24
115/43 HIGH STREET PRESTON VIC 3072	\$520,000	12-Apr-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: 23 March 2026



**401/7 WARRS AVENUE PRESTON
VIC 3072**

 2  1  1

Sold Price

\$490,000

Sold Date

29-Apr-25

Distance

0km



**51/93-103 HIGH STREET PRESTON
VIC 3072**

 2  1  1

Sold Price

\$506,000

Sold Date

29-Oct-24

Distance

0.09km



**115/43 HIGH STREET PRESTON VIC
3072**

 2  1  1

Sold Price

\$520,000

Sold Date

12-Apr-25

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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