

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

21 Stokes Street, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 Bedroom +2nd Living area or 4th Bedroom , large courtyard homes		Or range between	\$1,395,000		\$1,420,000
4 Bedroom + 2nd Living area or 5th Bedroom		Or range between	\$1,695,000		\$1,740,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$605,000

Suburb Preston

Period - From 01/07/2025

to 30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedroom +2nd Living area or 4th Bedroom , large courtyard homes			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bedroom + 2nd Living area or 5th Bedroom			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

03/12/2025 09:28
