

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

101/2A YANN 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)

Single Price

or range
between

\$365,000

&

\$395,000

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

207/33 SEYMOUR STREET PRESTON VIC 3072	\$390,000	26-Jun-25
107/183 HIGH STREET PRESTON VIC 3072	\$395,000	27-May-25
306/204 HIGH STREET PRESTON VIC 3072	\$390,090	21-Mar-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: 26 February 2026

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**207/33 SEYMOUR STREET
PRESTON VIC 3072**

 1  1  1

Sold Price

\$390,000

Sold Date

26-Jun-25

Distance

0.17km



**107/183 HIGH STREET PRESTON
VIC 3072**

 1  1  1

Sold Price

\$395,000

Sold Date

27-May-25

Distance

0.23km



**306/204 HIGH STREET PRESTON
VIC 3072**

 1  1  1

Sold Price

\$390,090

Sold Date

21-Mar-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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