

# 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 1-8/40 Showers Street, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Townhouse		Or range between	\$800,000	&	\$850,000
Townhouse		Or range between	\$850,000	&	\$900,000
Townhouse		Or range between	\$950,000	&	\$1,000,000
Townhouse		Or range between	\$1,050,000	&	\$1,100,000
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$616,000 Suburb Preston

Period - From 01/10/2025 to 31/12/2025 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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Townhouse	2/22 Sylvester Gr PRESTON 3072	\$810,000	30/03/2026
	3/2 Myrtle Gr PRESTON 3072	\$851,000	14/03/2026
	4/9 Smith St THORNBURY 3071	\$975,000	09/02/2026

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e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Townhouse	3/2 Myrtle Gr PRESTON 3072	\$851,000	14/03/2026
	4/9 Smith St THORNBURY 3071	\$975,000	09/02/2026
	2/11 Clarendon St THORNBURY 3071	\$840,000	18/11/2025

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Townhouse	3/16 Swallow St PRESTON 3072	\$975,000	14/01/2026
	4 Kenwood Wlk PRESTON 3072	\$1,057,500	24/12/2025
	3b Showers St PRESTON 3072	\$950,000	08/11/2025

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**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:

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