

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

2/495 Murray Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$609,000 Property Type Unit Suburb Preston

Period - From 27/05/2025 to 26/05/2026 Source Property Data

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 six 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
1	4/424 Murray Rd PRESTON 3072	\$621,000	19/02/2026
2	2/9 Kane St PRESTON 3072	\$590,000	20/01/2026
3	4/7 Bartlett St PRESTON 3072	\$515,000	06/12/2025

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 six months.~~

This Statement of Information was prepared on:

27/05/2026 12:56



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Property Type: Unit
Land Size: 61 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 27/05/2025 - 26/05/2026: \$609,000

Comparable Properties



4/424 Murray Rd PRESTON 3072 (REI/VG)

[Agent Comments](#)

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Price: \$621,000
Method: Private Sale
Date: 19/02/2026
Property Type: Unit



2/9 Kane St PRESTON 3072 (REI/VG)

[Agent Comments](#)

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Price: \$590,000
Method: Private Sale
Date: 20/01/2026
Property Type: Unit



4/7 Bartlett St PRESTON 3072 (REI/VG)

[Agent Comments](#)

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Price: \$515,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355