

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

2/405 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$490,000

&

\$535,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Preston

Period - From 01/04/2026

to 30/06/2026

Source REIV

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:

11/08/2026 13:00



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$535,000

Median Unit Price

June quarter 2026: \$662,500

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.

Comparable Properties



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

Agent Comments

2
 1
 1

Price: \$621,000

Method: Private Sale

Date: 19/02/2026

Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$590,000

Method: Private Sale

Date: 20/01/2026

Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$515,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888