

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 9/4 AUSTRAL AVENUE 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 \$749,000 or range between &

Median sale price

(\*Delete house or unit as applicable)

Median Price \$605,000 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
110/35 PLENTY ROAD PRESTON VIC 3072	\$735,000	30-Jan-26
7/106 DAVID STREET PRESTON VIC 3072	\$776,000	21-Aug-25
4/590 MURRAY ROAD PRESTON VIC 3072	\$745,000	11-Oct-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: 03 February 2026