

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

10/7 COOMA 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2024

to

30 Sep 2025

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

29/11-13 COOMA STREET PRESTON VIC 3072	\$210,000	10-Jul-25
15/72 DUNDAS STREET THORBURY VIC 3071	\$280,000	24-Apr-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: 07 October 2025



29/11-13 COOMA STREET PRESTON Sold Price **\$210,000** Sold Date **10-Jul-25**
VIC 3072

 1  1  1

Distance **0.04km**



15/72 DUNDAS STREET Sold Price **\$280,000** Sold Date **24-Apr-25**
THORNBURY VIC 3071

 1  1  1

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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