

## 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

8/115 HIGH 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)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

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

2/183 HIGH STREET PRESTON VIC 3072	\$610,000	14-Oct-25
5/5 HAROLD STREET PRESTON VIC 3072	\$616,000	17-Oct-25
3/466 BELL STREET PRESTON VIC 3072	\$575,000	24-Nov-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: 23 February 2026



**2/183 HIGH STREET PRESTON VIC 3072**

 2  1  1

Sold Price

**\$610,000**

Sold Date

**14-Oct-25**

Distance

**0.24km**



**5/5 HAROLD STREET PRESTON VIC 3072**

 2  1  1

Sold Price

**\$616,000**

Sold Date

**17-Oct-25**

Distance

**0.72km**



**3/466 BELL STREET PRESTON VIC 3072**

 2  1  1

Sold Price

**\$575,000**

Sold Date

**24-Nov-25**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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