

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

110/35 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$790,000 Property Type Townhouse Suburb Preston

Period - From 28/11/2024 to 27/11/2025 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	203/35 Plenty Rd PRESTON 3072	\$710,000	27/09/2025
2	703/35 Plenty Rd PRESTON 3072	\$740,000	07/10/2025
3	1003/35 Plenty Rd PRESTON 3072	\$860,000	19/06/2025

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:

28/11/2025 18:39



Property Type: Apartment

Agent Comments

Comparable Properties



203/35 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 27/09/2025

Property Type: Apartment



703/35 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 07/10/2025

Property Type: Apartment



1003/35 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 19/06/2025

Property Type: Apartment