

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

102/2a Yann Street, Preston Vic 3072

Indicative selling price

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

Range between

\$380,000

&

\$400,000

Median sale price

Median price

\$491,025

Property Type

Unit

Suburb

Preston

Period - From

01/07/2025

to

30/06/2026

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	8/44-46 Mary St PRESTON 3072	\$385,000	06/02/2026
2	13/43 High St PRESTON 3072	\$395,000	20/02/2026
3	30/93-103 High St PRESTON 3072	\$410,000	16/06/2026

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:

01/07/2026 16:14



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/44-46 Mary St PRESTON 3072 (REI)

Agent Comments

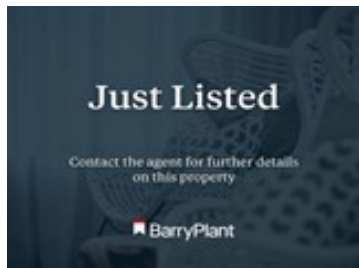
1 1 1

Price: \$385,000

Method: Sold Before Auction

Date: 06/02/2026

Property Type: Apartment



13/43 High St PRESTON 3072 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 20/02/2026

Property Type: Unit



30/93-103 High St PRESTON 3072 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 16/06/2026

Property Type: Apartment