

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

3/466 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$580,750 Property Type Unit Suburb Preston

Period - From 05/11/2024 to 04/11/2025 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	4/466 Bell St PRESTON 3072	\$536,000	04/06/2025
2			
3			

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.~~

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Indicative Selling Price

\$550,000 - \$570,000

Median Unit Price

05/11/2024 - 04/11/2025: \$580,750



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Comparable Properties



4/466 Bell St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$536,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment

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.



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