

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

7/393 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between

\$730,000

&

\$750,000

Median sale price

Median price

\$772,500

Property Type

Townhouse

Suburb

Preston

Period - From

16/08/2025

to

15/08/2026

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	1/48 Cooper St PRESTON 3072	\$741,501	22/04/2026
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.

This Statement of Information was prepared on:

16/08/2026 09:23

7/393 Gilbert Road, Preston Vic 3072



John Bisignano
03 9489 1030
0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$730,000 - \$750,000

Median Townhouse Price

16/08/2025 - 15/08/2026: \$772,500



2 1 2

Property Type: Villa

Agent Comments

Comparable Properties



1/48 Cooper St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$741,501

Method: Private Sale

Date: 22/04/2026

Property Type: Unit

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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