

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

5/109 Regent Street, Preston Vic 3072

Indicative selling price

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$616,000 Property Type Unit Suburb Preston

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	2/24 Henty St RESERVOIR 3073	\$820,000	23/12/2025
2	2/97 Regent St PRESTON 3072	\$827,000	15/11/2025
3	4/2 Symons St PRESTON 3072	\$735,000	08/11/2025

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:

11/02/2026 15:48



Property Type: Villa

Agent Comments

Comparable Properties



2/24 Henty St RESERVOIR 3073 (REI/VG)



Price: \$820,000

Method: Private Sale

Date: 23/12/2025

Property Type: Unit

Agent Comments

seems more updated, not in Preston but not far away in Reservoir. Bit bigger backyard



2/97 Regent St PRESTON 3072 (REI)



Price: \$827,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

Agent Comments

Very Comparable location, this is more updated internally, 3rd bedroom is upstairs.



4/2 Symons St PRESTON 3072 (REI/VG)



Price: \$735,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

Agent Comments

very close by, a lot newer build but doesn't seem as big as Regent St.