

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 415/388 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Preston

Period - From 01/01/2025 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	312/388 Murray Rd PRESTON 3072	\$416,000	07/02/2026
2	413/388 Murray Rd PRESTON 3072	\$401,250	10/12/2025
3	101/388 Murray Rd PRESTON 3072	\$400,000	06/10/2025

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: 06/03/2026 11:43



2
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 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$390,000 - \$420,000
Median Unit Price
 Year ending December 2025: \$610,000

Comparable Properties



312/388 Murray Rd PRESTON 3072 (REI)

Agent Comments

2
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Price: \$416,000
Method: Private Sale
Date: 07/02/2026
Property Type: Unit



413/388 Murray Rd PRESTON 3072 (VG)

Agent Comments

2
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Price: \$401,250
Method: Sale
Date: 10/12/2025
Property Type: Strata Flat - Single OYO Flat



101/388 Murray Rd PRESTON 3072 (REI/VG)

Agent Comments

2
 2
 1

Price: \$400,000
Method: Private Sale
Date: 06/10/2025
Property Type: Apartment

Account - VICPROP | P: 03 8888 1011