

# 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

2/23 Laha Crescent, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$725,000

Property Type

Townhouse

Suburb

Preston

Period - From

22/05/2024

to

21/05/2025

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	1/23 Laha Cr PRESTON 3072	\$714,000	17/05/2025
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.

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Townhouse Price**

22/05/2024 - 21/05/2025: \$725,000



3   2   1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/23 Laha Cr PRESTON 3072 (REI)**

Agent Comments

3   2   1

**Price:** \$714,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 204 sqm approx

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.