

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

78 Cramer Street, Preston Vic 3072

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$1,174,000

Property Type House

Suburb Preston

Period - From 01/10/2024

to 31/12/2024

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	55 Wilcox St PRESTON 3072	\$1,790,000	05/12/2024
2	88 Regent St PRESTON 3072	\$2,057,000	21/11/2024
3	138 Cramer St PRESTON 3072	\$1,570,000	19/08/2024

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:

10/02/2025 11:56



 5  2  2

Property Type: House (Res)

Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000

Median House Price

December quarter 2024: \$1,174,000

Comparable Properties



55 Wilcox St PRESTON 3072 (REI)

Agent Comments

 5  3  3

Price: \$1,790,000

Method: Private Sale

Date: 05/12/2024

Property Type: House



88 Regent St PRESTON 3072 (REI)

Agent Comments

 5  2  3

Price: \$2,057,000

Method: Private Sale

Date: 21/11/2024

Property Type: House



138 Cramer St PRESTON 3072 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,570,000

Method: Private Sale

Date: 19/08/2024

Property Type: House

Land Size: 577 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100