

## 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

118 CRAMER STREET PRESTON VIC 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,450,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Preston

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

#### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

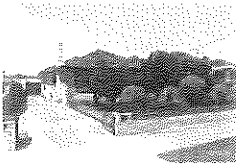
Date of sale

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 4 FITZROY STREET PRESTON VIC 3072    | \$1,390,000 | 24-Mar-26 |
| 78 LEICESTER STREET PRESTON VIC 3072 | \$1,490,000 | 10-Apr-26 |
| 1 FORD STREET PRESTON VIC 3072       | \$1,400,000 | 21-Feb-26 |

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 6 months.

This Statement of Information was prepared on: 17 August 2026


**4 FITZROY STREET PRESTON VIC 3072**
 3  1  2

Sold Price

**\$1,390,000** Sold Date **24-Mar-26**

Distance **0.51km**

**78 LEICESTER STREET PRESTON VIC 3072**
 -  -  1

Sold Price

**\$1,490,000** Sold Date **10-Apr-26**

Distance **0.47km**

**1 FORD STREET PRESTON VIC 3072**
 4  1  1

Sold Price

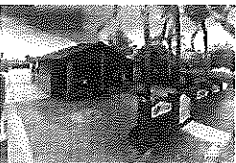
<sup>RS</sup> **\$1,400,000** Sold Date **21-Feb-26**

Distance **0.36km**

**2 KNAPP STREET PRESTON VIC 3072**
 4  1  3

Sold Price

**\$1,331,000** Sold Date **21-Mar-26**

Distance **0.12km**

**5 BELMONT STREET PRESTON VIC 3072**
 3  1  2

Sold Price

**\$1,490,000** Sold Date **28-Feb-26**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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