

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

16/74 Cramer Street, Preston Vic 3072

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$745,000

Property Type

Townhouse

Suburb

Preston

Period - From

19/09/2024

to

18/09/2025

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	7/106 David St PRESTON 3072	\$776,000	19/08/2025
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:

19/09/2025 14:17

16/74 Cramer Street, Preston Vic 3072



John Bisignano
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Indicative Selling Price

\$750,000 - \$780,000

Median Townhouse Price

19/09/2024 - 18/09/2025: \$745,000



2 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



7/106 David St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$776,000
Method: Private Sale
Date: 19/08/2025
Property Type: Townhouse (Single)

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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