

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

1B BISCHOFF STREET PRESTON VIC 3072

Indicative selling price

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

Single Price

or range
between

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2024

to

31 Jul 2025

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

8/74-76 CRAMER STREET PRESTON VIC 3072	\$998,000	09-Apr-25
1/44 CRAMER STREET PRESTON VIC 3072	\$965,000	07-May-25
2/38 REGENT STREET PRESTON VIC 3072	\$935,000	23-Aug-25

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: 26 August 2025


**8/74-76 CRAMER STREET
PRESTON VIC 3072**

 3
  2
  2

Sold Price **\$998,000** Sold Date **09-Apr-25**

Distance **0.86km**


**1/44 CRAMER STREET PRESTON
VIC 3072**

 3
  2
  2

Sold Price **\$965,000** Sold Date **07-May-25**

Distance **1.06km**


**2/38 REGENT STREET PRESTON
VIC 3072**

 3
  2
  2

Sold Price ^{RS} **\$935,000** Sold Date **23-Aug-25**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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