

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 (*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

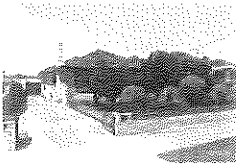
Date of sale

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

^{RS} **\$1,400,000** Sold Date **21-Feb-26**

Distance **0.36km**



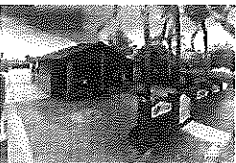
2 KNAPP STREET PRESTON VIC 3072

 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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