

## 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 12 Mount 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)

Single Price \$1,365,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Preston (3072)

Period - From 01/05/2025 to 30/04/2026 Source Cotality

### Comparable property sales

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
2 KNAPP STREET, PRESTON VIC 3072	\$1,331,000	21/03/2026
1 FORD STREET, PRESTON VIC 3072	\$1,400,000	21/02/2026
8 MILLER STREET, PRESTON VIC 3072	\$1,290,000	21/02/2026

This Statement of Information was prepared on: 22/05/2026