

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

2 Mutimer Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,425,000

&

\$1,500,000

Median sale price

Median price \$1,234,750

Property Type House

Suburb Preston

Period - From 01/04/2026

to 30/06/2026

Source REIV

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	144 Cramer St PRESTON 3072	\$1,470,000	27/06/2026
2	4 Livingstone Pde PRESTON 3072	\$1,550,000	23/05/2026
3	237 Tyler St PRESTON 3072	\$1,410,000	18/04/2026

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:

11/08/2026 15:41



3 2 2

Property Type: House (Res)

Land Size: 514 sqm approx

Agent Comments

Comparable Properties



144 Cramer St PRESTON 3072 (REI)

Agent Comments

3 2 3

Price: \$1,470,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)



4 Livingstone Pde PRESTON 3072 (REI/VG)

Agent Comments

3 2 7

Price: \$1,550,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 438 sqm approx



237 Tyler St PRESTON 3072 (REI/VG)

Agent Comments

4 1 3

Price: \$1,410,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 697 sqm approx