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

Single price $1,400,000

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	3 Avondale Rd PRESTON 3072	$1,350,000	19/08/2026
2	22 Queen St RESERVOIR 3073	$1,415,000	01/08/2026
3	12 Winifred St PRESTON 3072	$1,350,000	16/05/2026

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: 09/09/2026 10:20

2 Mutimer Street, Preston Vic 3072

Brian Te
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Indicative Selling Price
$1,400,000
Median House Price
June quarter 2026: $1,234,750



3 2 2

Property Type: House
Land Size: 517 sqm approx

Agent Comments

Comparable Properties



3 Avondale Rd PRESTON 3072 (REI)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 19/08/2026
Property Type: House (Res)
Land Size: 477 sqm approx

Agent Comments



22 Queen St RESERVOIR 3073 (REI)

4 1 3

Price: $1,415,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)

Agent Comments



12 Winifred St PRESTON 3072 (REI/VG)

3 1 2

Price: $1,350,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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