

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

1/7 Mihil Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,245,000 Property Type House Suburb Preston

Period - From 01/04/2025 to 31/03/2026 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	26a Edwin St PRESTON 3072	\$1,350,000	12/05/2026
2	17a Emerald St PRESTON 3072	\$1,260,000	22/04/2026
3	52b Beauchamp St PRESTON 3072	\$1,240,000	09/02/2026

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:

27/05/2026 15:01

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

Year ending March 2026: \$1,245,000



 4  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



26a Edwin St PRESTON 3072 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Private Sale

Date: 12/05/2026

Property Type: Townhouse (Single)



17a Emerald St PRESTON 3072 (REI)

Agent Comments

 4  3  2

Price: \$1,260,000

Method: Private Sale

Date: 22/04/2026

Property Type: House



52b Beauchamp St PRESTON 3072 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,240,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: Townhouse (Res)

Land Size: 198 sqm approx

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