

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

17 Hill Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,275,500

Property Type House

Suburb Preston

Period - From 01/01/2026

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	5 Avondale Rd PRESTON 3072	\$1,131,000	09/05/2026
2	35 Clara St PRESTON 3072	\$1,115,000	28/02/2026
3	33 Ruby St PRESTON 3072	\$1,020,000	28/02/2026

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:

21/05/2026 15:55

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,275,500



3 1 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 499 sqm approx

Agent Comments

Comparable Properties



5 Avondale Rd PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,131,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 474 sqm approx



35 Clara St PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,115,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 456 sqm approx



33 Ruby St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 509 sqm approx

Account - Jellis Craig | P: 03 9070 5095