

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

2/15 Osborne Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

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	18/52 Clyde St THORNBURY 3071	\$1,100,000	15/07/2026
2	1/54 Clarendon St THORNBURY 3071	\$1,150,000	26/05/2026
3			

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:

28/07/2026 16:24



3 2 2

Property Type: Townhouse (Res)

Land Size: 145 sqm approx

Agent Comments

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Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,234,750

Comparable Properties



18/52 Clyde St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 15/07/2026

Property Type: Townhouse (Res)



1/54 Clarendon St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 26/05/2026

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9403 9300



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