

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

2B Margaret Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,490,000

&

\$1,590,000

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	39b Gordon Gr PRESTON 3072	\$1,570,000	19/12/2025
2	51b Goldsmith Av PRESTON 3072	\$1,704,000	25/10/2025
3	51a Goldsmith Av PRESTON 3072	\$1,704,000	25/10/2025

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,590,000
Median House Price
March quarter 2026: \$1,275,500

Comparable Properties



39b Gordon Gr PRESTON 3072 (REI)

Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)

51b Goldsmith Av PRESTON 3072 (VG)

Agent Comments



Price: \$1,704,000
Method: Sale
Date: 25/10/2025
Property Type: House - Attached House N.E.C.
Land Size: 289 sqm approx



51a Goldsmith Av PRESTON 3072 (REI)

Agent Comments



Price: \$1,704,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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