

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

78 Oakover Road, Preston Vic 3072

Indicative selling price

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

Range between \$2,250,000

&

\$2,450,000

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		
2		
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:

10/09/2026 08:00

Nigel Harry
03 9403 9300
0412 464 116

nigelharry@jellisrcraig.com.au

Indicative Selling Price

\$2,250,000 - \$2,450,000

Median House Price

June quarter 2026: \$1,234,750



4 3 2

Property Type: House (Res)

Land Size: 614 sqm approx

Agent Comments

A contemporary four bedroom, three bathroom family home on approximately 614m², combining generous living spaces, quality finishes and seamless indoor/outdoor entertaining. Enjoy a north-facing rear, sustainable features and zoning for Bell Primary and Preston High School.

Comparable Properties

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.