

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

3/17 Osborne Grove, Preston Vic 3072

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$782,500 Property Type Townhouse Suburb Preston

Period - From 30/06/2025 to 29/06/2026 Source Property Data

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	2/17 Osborne Gr PRESTON 3072	\$950,000	30/05/2026
2	1a Mccoll St PRESTON 3072	\$930,000	02/04/2026
3	2c Newcastle St THORNBURY 3071	\$944,000	22/01/2026

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:

30/06/2026 09:01



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Indicative Selling Price

\$900,000 - \$950,000

Median Townhouse Price

30/06/2025 - 29/06/2026: \$782,500



2 2 1

Property Type: Townhouse
Land Size: 132 (inc terrace) sqm approx

Agent Comments

Comparable Properties



2/17 Osborne Gr PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$950,000
Method: Private Sale
Date: 30/05/2026
Property Type: Townhouse (Single)



1a Mccoll St PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$930,000
Method: Sold Before Auction
Date: 02/04/2026
Property Type: Townhouse (Res)
Land Size: 156 sqm approx



2c Newcastle St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$944,000
Method: Sold Before Auction
Date: 22/01/2026
Property Type: Townhouse (Res)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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