

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

2/17 Osborne Grove, Preston Vic 3072

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$785,000

Property Type

Townhouse

Suburb

Preston

Period - From

23/03/2025

to

22/03/2026

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	265b Mansfield St THORNBURY 3071	\$990,000	28/02/2026
2	4/9 Smith St THORNBURY 3071	\$975,000	09/02/2026
3	11b Archbold St THORNBURY 3071	\$970,000	28/12/2025

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:

23/03/2026 09:37



2 2 1

Property Type: Townhouse

Land Size: 108 (internal) sqm approx

Agent Comments

Comparable Properties



265b Mansfield St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$990,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



4/9 Smith St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$975,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Single)



11b Archbold St THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$970,000

Method: Private Sale

Date: 28/12/2025

Property Type: Townhouse (Single)