

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

3/15 Osborne Grove, Preston Vic 3072

Indicative selling price

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

Single price

\$824,500

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	205/2a Flinders St THORNBURY 3071	\$830,000	18/07/2026
2	2/72 Bruce St PRESTON 3072	\$810,000	11/04/2026
3	2/16 Swallow St PRESTON 3072	\$827,000	10/04/2026

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:

01/08/2026 16:35



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



205/2a Flinders St THORNBURY 3071 (REI)

Agent Comments

2 2 1

Price: \$830,000

Method: Auction Sale

Date: 18/07/2026

Property Type: Apartment



2/72 Bruce St PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$810,000

Method: Sale

Date: 11/04/2026

Property Type: Strata Unit - Conjoined



2/16 Swallow St PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$827,000

Method: Private Sale

Date: 10/04/2026

Property Type: Townhouse (Single)