

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

Range between

\$850,000

&

\$880,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Preston

Period - From

03/06/2025

to

02/06/2026

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.~~

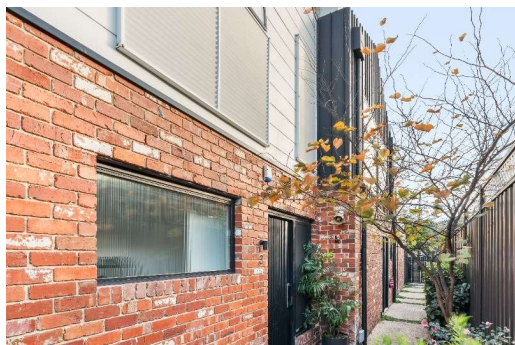
	Address of comparable property	Price	Date of sale
1	3/6 Osborne Gr PRESTON 3072	\$880,000	09/04/2026
2	4/254-256 Murray Rd PRESTON 3072	\$860,000	21/05/2026
3			

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:

03/06/2026 16:53



Property Type: Townhouse

Agent Comments

Comparable Properties



3/6 Osborne Gr PRESTON 3072 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 09/04/2026

Property Type: Townhouse (Single)



4/254-256 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 21/05/2026

Property Type: Townhouse (Single)

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.