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	3/6 Osborne Grove, Preston Vic 3072

Indicative selling price

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

Range between $870,000 & $900,000

Median sale price

Median price $800,000 Property Type Townhouse Suburb Preston

Period - From 12/01/2025 to 11/01/2026 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	3/112 Dundas St THORNBURY 3071	$870,000	31/10/2025
2	94 Wilmoth St THORNBURY 3071	$902,500	17/10/2025
3	2/26 Garnet St PRESTON 3072	$919,000	20/09/2025

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: 12/01/2026 20:09

3/6 Osborne Grove, Preston Vic 3072

JellisCraig

Victoria Ivanov
03 9070 5095
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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$870,000 - $900,000
Median Townhouse Price
12/01/2025 - 11/01/2026: $800,000

Comparable Properties



3/112 Dundas St THORNBURY 3071 (VG)

2 - -

Price: $870,000
Method: Sale
Date: 31/10/2025
Property Type: Townhouse (Conjoined)

Agent Comments



94 Wilmoth St THORNBURY 3071 (REI)

2 2 2

Price: $902,500
Method: Private Sale
Date: 17/10/2025
Property Type: Townhouse (Res)

Agent Comments

2/26 Garnet St PRESTON 3072 (REI/VG)

2 2 1

Price: $919,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

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