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	1/2 Josephine Grove, Preston Vic 3072

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $673,100 Property Type Unit Suburb Preston

Period - From 01/01/2025 to 31/03/2025 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	2/5 Ashton St RESERVOIR 3073	$605,000	30/05/2025
2	2/2 Josephine Gr PRESTON 3072	$610,000	26/05/2025
3	2/151 Wood St PRESTON 3072	$660,000	29/03/2025

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: 25/06/2025 09:48

1/2 Josephine Grove, Preston Vic 3072

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Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
March quarter 2025: $673,100

Comparable Properties

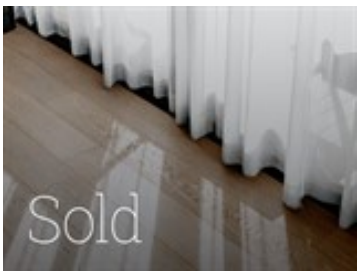


2/5 Ashton St RESERVOIR 3073 (REI)

2 1 2

Price: $605,000
Method: Private Sale
Date: 30/05/2025
Property Type: Unit
Land Size: 154 sqm approx

Agent Comments



2/2 Josephine Gr PRESTON 3072 (REI)

2 1 1

Price: $610,000
Method: Private Sale
Date: 26/05/2025
Property Type: Villa

Agent Comments



2/151 Wood St PRESTON 3072 (REI/VG)

2 1 1

Price: $660,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit

Agent Comments

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