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	8 Bransgrove Street, Preston Vic 3072

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,210,000 Property Type House Suburb Preston

Period - From 01/04/2025 to 30/06/2025 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	206 Clarendon St THORNBURY 3071	$1,100,000	04/08/2025
2	1c Alston St THORNBURY 3071	$1,050,000	31/05/2025
3	12b Erin St PRESTON 3072	$1,200,000	02/04/2025

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: 20/08/2025 10:22

8 Bransgrove Street, Preston Vic 3072

JellisCraig

Victoria Ivanov
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0450 591 061
victoriaivanov@jelliscraig.com.au



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2025: $1,210,000

Comparable Properties



206 Clarendon St THORNBURY 3071 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 04/08/2025
Property Type: House

Agent Comments



1c Alston St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 176 sqm approx

Agent Comments



12b Erin St PRESTON 3072 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 02/04/2025
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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