

# 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 2/15 Osborne Grove, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,245,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Preston

Period - From 01/01/2026

to 31/03/2026

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	1/80 Pender St THORNBURY 3071	\$1,295,000	22/04/2026
2	52a Beauchamp St PRESTON 3072	\$1,260,000	19/02/2026
3	52b Beauchamp St PRESTON 3072	\$1,240,000	09/02/2026

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:

25/06/2026 08:58

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**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**

\$1,245,000

**Median Unit Price**

March quarter 2026: \$640,000

## Comparable Properties



**1/80 Pender St THORBURY 3071 (REI)**

Agent Comments

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**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 22/04/2026

**Property Type:** Townhouse (Single)



**52a Beauchamp St PRESTON 3072 (REI/VG)**

Agent Comments

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**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 19/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 198 sqm approx



**52b Beauchamp St PRESTON 3072 (REI/VG)**

Agent Comments

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**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 09/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 198 sqm approx

Account - Jellis Craig | P: 03 9403 9300