

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

301/26 OAKOVER ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

209/26 OAKOVER ROAD PRESTON VIC 3072	\$430,000	30-Sep-25
3/105 DUNDAS STREET PRESTON VIC 3072	\$405,200	28-Aug-25
2/7 LAHINCH STREET PRESTON VIC 3072	\$481,500	20-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 20 January 2026



209/26 OAKOVER ROAD PRESTON VIC 3072 Sold Price **\$430,000** Sold Date **30-Sep-25**

 1  1  1

Distance **0km**



3/105 DUNDAS STREET PRESTON VIC 3072 Sold Price **\$405,200** Sold Date **28-Aug-25**

 1  1  1

Distance **1.15km**



2/7 LAHINCH STREET PRESTON VIC 3072 Sold Price **\$481,500** Sold Date **20-Nov-25**

 1  1  1

Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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