

# 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

17 Viewgrand Way, Greensborough Vic 3088

### Indicative selling price

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

Range between

\$1,175,000

&

\$1,275,000

### Median sale price

Median price

\$995,000

Property Type

House

Suburb

Greensborough

Period - From

01/10/2024

to

31/12/2024

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	34 Brentwick Dr GREENSBOROUGH 3088	\$1,080,000	03/12/2024
2	18 Old Aqueduct Rd DIAMOND CREEK 3089	\$1,400,000	03/10/2024
3	15 Bunyarra Ct GREENSBOROUGH 3088	\$1,190,000	24/09/2024

**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:

11/03/2025 13:51



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**Property Type:** House  
**Land Size:** 621 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,175,000 - \$1,275,000  
**Median House Price**  
December quarter 2024: \$995,000

## Comparable Properties



**34 Brentwick Dr GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx

**18 Old Aqueduct Rd DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

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**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 03/10/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx



**15 Bunyarra Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243