

# 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 Lyell Parade, Greensborough VIC 3088

### Indicative selling price

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

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$1,022,500

Property Type

House

Suburb

Greensborough

Period - From

21/08/2024

to

19/02/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/8 Vermont Parade Greensborough Vic 3088	\$820,000	12/12/2024
2/103 Henry Street Greensborough Vic 3088	\$792,500	17/10/2024
2/34 Longmuir Road Watsonia Vic 3087	\$840,000	27/09/2024

This Statement of Information was prepared on:

21/02/2025