

# 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 2/187 St Helena Road, 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 \$800,000 & \$880,000

### Median sale price

Median price \$747,500 Property Type Unit 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	4/19 River St GREENSBOROUGH 3088	\$750,000	20/12/2024
2	3 Starling St MONTMORENCY 3094	\$911,000	26/11/2024
3	1/14 Fernside Av BRIAR HILL 3088	\$915,000	19/10/2024

**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: 29/01/2025 16:13



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
December quarter 2024: \$747,500

## Comparable Properties



**4/19 River St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 20/12/2024  
**Rooms:** 6  
**Property Type:** Unit



**3 Starling St MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

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**Price:** \$911,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Property Type:** House  
**Land Size:** 443 sqm approx

**1/14 Fernside Av BRIAR HILL 3088 (VG)**

**Agent Comments**

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**Price:** \$915,000  
**Method:** Sale  
**Date:** 19/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)

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