Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	24 Baird Street, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000	&	\$860,000
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Median sale price

Median price	\$995,000	Pro	perty 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

		1 1100	Date of Sale
1	271 Elder St GREENSBOROUGH 3088	\$850,000	16/10/2024
2	12 Palmerston Ct GREENSBOROUGH 3088	\$805,000	05/10/2024
3	20 Wirrabara Ct YALLAMBIE 3085	\$850,000	27/08/2024

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:	26/02/2025 11:03



Date of sale





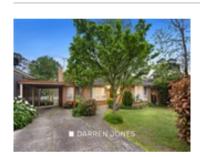


Property Type: House Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$860,000 **Median House Price** December quarter 2024: \$995,000

Comparable Properties



271 Elder St GREENSBOROUGH 3088 (REI/VG)

3

Price: \$850,000 Method: Private Sale Date: 16/10/2024

Rooms: 5

Property Type: House (Res) Land Size: 604 sqm approx **Agent Comments**







12 Palmerston Ct GREENSBOROUGH 3088 (REI/VG)

Price: \$805,000 Method: Auction Sale Date: 05/10/2024

Property Type: House (Res) Land Size: 719 sqm approx

Agent Comments



20 Wirrabara Ct YALLAMBIE 3085 (REI/VG)

3

Agent Comments

Price: \$850,000 Method: Private Sale Date: 27/08/2024

Rooms: 5

Property Type: House (Res) Land Size: 620 sqm approx

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





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