

# 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

6/5 Eldale Avenue, 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

\$650,000

&

\$690,000

### Median sale price

Median price

\$705,000

Property Type

Other

Suburb

Greensborough

Period - From

12/08/2024

to

11/02/2025

Source

price\_finder

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
2/47 Warwick Road Greensborough Vic 3088	\$680,000	09/12/2024
4/159 Grimshaw Street Greensborough Vic 3088	\$650,000	20/09/2024
5/174 Elder Street Greensborough VIC	\$670,000	17/09/2024

This Statement of Information was prepared on:

12/02/2025