

# 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

18 Hebden Street, 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

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2024

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	179 St Helena Rd GREENSBOROUGH 3088	\$1,115,500	14/12/2024
2	52-54 Avandina Cr GREENSBOROUGH 3088	\$1,330,000	26/11/2024
3	8 Hebden St GREENSBOROUGH 3088	\$1,050,000	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 14:00

18 Hebden Street, Greensborough Vic 3088



 4    2    4

**Property Type:** House  
**Land Size:** 2020m2 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending December 2024: \$1,025,000

## Comparable Properties



**179 St Helena Rd GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4    2    6

**Price:** \$1,115,500  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 1185 sqm approx



**52-54 Avandina Cr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 1470 sqm approx



**8 Hebden St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4    3    3

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** House (Res)  
**Land Size:** 1404 sqm approx

**Account -** Jellis Craig | P: 03 94598111



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