

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

1/66 Diamond Creek Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$995,000 Property 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	Price	Date of sale
1	10 Hobson St GREENSBOROUGH 3088	\$845,000	17/12/2024
2	2/8 Vermont Pde GREENSBOROUGH 3088	\$820,000	12/12/2024
3	4/88 Nell St GREENSBOROUGH 3088	\$810,000	25/09/2024

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:

07/02/2025 11:19



Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

December quarter 2024: \$995,000

Comparable Properties



10 Hobson St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 17/12/2024

Rooms: 7

Property Type: House (Res)

Land Size: 929 sqm approx



2/8 Vermont Pde GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 12/12/2024

Property Type: Unit

Land Size: 256 sqm approx



4/88 Nell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$810,000

Method: Sold Before Auction

Date: 25/09/2024

Property Type: Unit

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