

# 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](https://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



3 1 2

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

3 1 2

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

3 1 1

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

3 1 2

Price: \$810,000  
Method: Sold Before Auction  
Date: 25/09/2024  
Property Type: Unit