Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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

Add	dress 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 comparableproperties 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





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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)

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1

3

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)

3







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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)



3







Agent Comments



Price: \$810,000

Method: Sold Before Auction

Date: 25/09/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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