

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

11 Diamond Boulevard, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$845,000 Property Type Townhouse Suburb Greensborough

Period - From 06/09/2024 to 05/09/2025 Source Property Data

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.

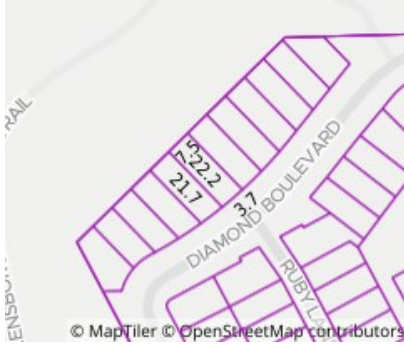
	Address of comparable property	Price	Date of sale
1	10 Sun Orchid Cirt ST HELENA 3088	\$840,000	08/08/2025
2	4 Sun Orchid Cirt ST HELENA 3088	\$880,000	27/06/2025
3	15 Diamond Blvd GREENSBOROUGH 3088	\$860,000	18/06/2025

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:

06/09/2025 15:12



3 2 2

Property Type: Townhouse

Land Size: 164 sqm approx

Agent Comments

Comparable Properties



10 Sun Orchid Cirt ST HELENA 3088 (REI)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 08/08/2025

Property Type: Townhouse (Single)

4 Sun Orchid Cirt ST HELENA 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 27/06/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 166 sqm approx



15 Diamond Blvd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 18/06/2025

Property Type: Townhouse (Single)

Land Size: 153 sqm approx