

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 Kanowindra Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,034,000

Property Type

House

Suburb

Greensborough

Period - From

01/04/2025

to

30/06/2025

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	137 Nell St GREENSBOROUGH 3088	\$855,000	28/06/2025
2	31 Tarcoola Dr YALLAMBIE 3085	\$935,000	12/04/2025
3	21 Wungan St MACLEOD 3085	\$925,000	06/03/2025

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:

20/08/2025 10:57



 3  2  3

Property Type: House
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2025: \$1,034,000

Comparable Properties



137 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$855,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House
Land Size: 678 sqm approx



31 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

Agent Comments

 3  2  2

Price: \$935,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 605 sqm approx



21 Wungan St MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  2

Price: \$925,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Barry Plant | P: (03) 9431 1243