

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

6/110-112 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Single price

\$835,000

Median sale price

Median price

\$781,000

Property Type

Townhouse

Suburb

Greensborough

Period - From

18/06/2024

to

17/06/2025

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	10b Lemon Tree La GREENSBOROUGH 3088	\$781,000	17/05/2025
2	5/171 Mountain View Rd GREENSBOROUGH 3088	\$860,000	07/05/2025
3	1/67 Alexandra St GREENSBOROUGH 3088	\$890,000	09/04/2025

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:

18/06/2025 11:54

6/110-112 Nell Street, Greensborough Vic 3088

**Jellis
Craig**

Christopher Macey

03 9499 7992

0411 330 311

christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$835,000

Median Townhouse Price

18/06/2024 - 17/06/2025: \$781,000



 3  2  2

Property Type: Townhouse

Land Size: NA sqm approx

Agent Comments

Comparable Properties



10b Lemon Tree La GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  1

Price: \$781,000

Method: Private Sale

Date: 17/05/2025

Property Type: Townhouse (Single)

5/171 Mountain View Rd GREENSBOROUGH 3088 (VG)

Agent Comments

 3  -  -

Price: \$860,000

Method: Sale

Date: 07/05/2025

Property Type: Flat/Unit/Apartment (Res)



1/67 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)

Land Size: 222 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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