Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	142 Elder Street, Greensborough VIC 3088

Indicative selling price

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

Range between \$9	950,000	&	\$1,020,000
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Median sale price

Median price	\$1,006,000	Pro	perty Type Ho	ouse		Suburb	Greensborough
Period - From	20/05/2025	to	19/11/2025	Sou	urce	price_fir	nder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 McKenzie Court Greensborough Vic 3088	\$1,032,000	17/06/2025
22 Dennison Drive Yallambie Vic 3085	\$946,000	21/05/2025
54 Warralong Avenue Greensborough Vic 3088	\$1,090,000	05/07/2025

This Statement of Information was prepared on:	21/11/2025

