

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

15 Warruga Place, Greensborough VIC 3088

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,010,500

Property Type

House

Suburb

Greensborough

Period - From

17/06/2025

to

16/12/2025

Source

price_finder

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 |
|--------------------------------------|-----------|--------------|
| 4 Elsie Street Greensborough VIC | \$870,000 | 25/09/2025 |
| 6 Warralong Avenue Greensborough VIC | \$867,000 | 18/09/2025 |
| 137 Nell Street Greensborough VIC | \$855,000 | 28/06/2025 |

This Statement of Information was prepared on:

17/12/2025