

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

2/16 Boulton Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$735,750 Property Type Unit 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	2/184 St Helena Rd GREENSBOROUGH 3088	\$760,000	26/07/2025
2	1/49 Leach St BRIAR HILL 3088	\$710,000	20/03/2025
3	4/170-184 St Helena Rd GREENSBOROUGH 3088	\$730,000	07/03/2025

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:

14/08/2025 10:26

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3 1 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
June quarter 2025: \$735,750

Comparable Properties

2/184 St Helena Rd GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 2

Price: \$760,000
Method: Private Sale
Date: 26/07/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 205 sqm approx



1/49 Leach St BRIAR HILL 3088 (REI/VG) **Agent Comments**

3 1 1

Price: \$710,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit
Land Size: 415 sqm approx



4/170-184 St Helena Rd GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 2

Price: \$730,000
Method: Private Sale
Date: 07/03/2025
Rooms: 6
Property Type: Townhouse (Res)

Account - Ray White Eltham | P: 03 9431 3425



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