

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

2/41 Bannerman Avenue, 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 \$1,008,000 Property Type House Suburb Greensborough

Period - From 01/07/2024 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	2/32 Fernside Av BRIAR HILL 3088	\$887,000	17/06/2025
2	62 Poulter Av GREENSBOROUGH 3088	\$881,000	26/04/2025
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:

18/07/2025 10:42



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Property Type: House
Land Size: 408 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending June 2025: \$1,008,000

Comparable Properties



2/32 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

3 2 4

Price: \$887,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 380 sqm approx



62 Poulter Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$881,000
Method: Private Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 604 sqm approx



1/67 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 222 sqm approx