

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

2/110-112 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$781,000

Property Type Townhouse

Suburb Greensborough

Period - From 11/11/2024

to

10/11/2025

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	163 Grimshaw St GREENSBOROUGH 3088	\$760,000	31/08/2025
2	1/110 Nell St GREENSBOROUGH 3088	\$799,999	30/06/2025
3	10b Lemon Tree La GREENSBOROUGH 3088	\$781,000	17/05/2025

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:

11/11/2025 16:06

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Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

11/11/2024 - 10/11/2025: \$781,000



3 2 2

Rooms: 5
Property Type: townhouse
Agent Comments

Comparable Properties

163 Grimshaw St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 3 2

Price: \$760,000
Method: Private Sale
Date: 31/08/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 190 sqm approx

1/110 Nell St GREENSBOROUGH 3088 (VG)

Agent Comments

3 - -

Price: \$799,999
Method: Sale
Date: 30/06/2025
Property Type: Flat/Unit/Apartment (Res)



10b Lemon Tree La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$781,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)

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