

# 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

29 Fricker Avenue, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,030,000 Property Type House Suburb Greensborough

Period - From 01/07/2025 to 30/09/2025 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 | 53 Alma St LOWER PLENTY 3093   | \$1,330,000 | 20/08/2025   |
| 2 | 7 Lambruk Ct YALLAMBIE 3085    | \$1,362,000 | 02/08/2025   |
| 3 | 5 Liat Way GREENSBOROUGH 3088  | \$1,340,000 | 28/05/2025   |

**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:

14/10/2025 17:01



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Property Type: House (Res)  
Land Size: 605 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,250,000 - \$1,350,000  
Median House Price  
September quarter 2025: \$1,030,000

Comparable Properties

53 Alma St LOWER PLENTY 3093 (VG)

Agent Comments

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Price: \$1,330,000  
Method: Sale  
Date: 20/08/2025  
Property Type: House (Res)  
Land Size: 679 sqm approx



7 Lambruk Ct YALLAMBIE 3085 (REI/VG)

Agent Comments

4 2 -

Price: \$1,362,000  
Method: Auction Sale  
Date: 02/08/2025  
Property Type: House (Res)  
Land Size: 654 sqm approx



5 Liat Way GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,340,000  
Method: Private Sale  
Date: 28/05/2025  
Property Type: House  
Land Size: 590 sqm approx