

# 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 \$1,190,000 & \$1,290,000

### 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 | 26 Alexander St MONTMORENCY 3094 | \$1,261,500 | 15/10/2025   |
| 2 | 15 Helwig Av MONTMORENCY 3094    | \$1,215,000 | 11/10/2025   |
| 3 | 11 Tara Ct YALLAMBIE 3085        | \$1,230,000 | 11/10/2025   |

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:

08/11/2025 17:40



4 2 2

Property Type: House  
Land Size: 605 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,190,000 - \$1,290,000  
Median House Price  
September quarter 2025: \$1,030,000

Comparable Properties



26 Alexander St MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,261,500  
Method: Private Sale  
Date: 15/10/2025  
Property Type: House  
Land Size: 670 sqm approx



15 Helwig Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,215,000  
Method: Auction Sale  
Date: 11/10/2025  
Property Type: House (Res)  
Land Size: 697 sqm approx



11 Tara Ct YALLAMBIE 3085 (REI)

Agent Comments

3 2 2

Price: \$1,230,000  
Method: Auction Sale  
Date: 11/10/2025  
Property Type: House (Res)  
Land Size: 501 sqm approx