## 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	29 Fricker Avenue, Greensborough Vic 3088
Including suburb and	-
postcode	

### Indicative selling price

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

Range between \$1,190,000	&	\$1,290,000
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### Median sale price

Median price	\$1,030,000	Pro	perty 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

Add	dress 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 comparableproperties 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











**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)

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



15 Helwig Av MONTMORENCY 3094 (REI)

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2

**Agent Comments** 

**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)

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2







Agent Comments



**Price:** \$1,230,000 **Method:** Auction Sale **Date:** 11/10/2025

**Property Type:** House (Res) **Land Size:** 501 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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