

# 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

3 Marong Court, Greensborough VIC 3088

### Indicative selling price

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

Single price

\$1,020,000

### Median sale price

Median price

\$1,004,000

Property Type

House

Suburb

Greensborough

Period - From

09/04/2025

to

08/10/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Orchard Avenue Eltham North VIC	\$985,000	20/09/2025
29 Manatunga Circuit Greensborough VIC	\$1,050,000	27/06/2025
32 Corowa Crescent Greensborough	\$1,040,000	23/09/2025

This Statement of Information was prepared on:

09/10/2025