

# 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

30 Manatunga Circuit, 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

\$1,080,000

&

\$1,180,000

### Median sale price

Median price

\$1,000,500

Property Type

House

Suburb

Greensborough

Period - From

03/02/2025

to

03/08/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property              | Price       | Date of sale |
|---|-------------|--------------|
| 12 Greenview Court Greensborough Vic 3088   | \$1,195,000 | 27/03/2025   |
| 29 Manatunga Circuit Greensborough Vic 3088 | \$1,050,000 | 27/06/2025   |
|   |             |              |

This Statement of Information was prepared on:

04/08/2025