

## 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

36 WAHROONGA CRESCENT GREENSBOROUGH VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,017,500

Property type

House

Suburb

Greensborough

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

4 DOOWI COURT GREENSBOROUGH VIC 3088	\$1,275,000	20-Feb-25
232 ELDER STREET GREENSBOROUGH VIC 3088	\$1,200,000	14-Dec-24

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 6 months.

This Statement of Information was prepared on: 02 April 2025

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**4 DOOWI COURT  
GREENSBOROUGH VIC 3088** 5  3  2Sold Price <sup>RS</sup> **\$1,275,000** Sold Date **20-Feb-25**Distance **2.08km****232 ELDER STREET  
GREENSBOROUGH VIC 3088** 4  2  5Sold Price **\$1,200,000** Sold Date **14-Dec-24**Distance **3.15km****RS** = Recent sale**UN** = Undisclosed Sale

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