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	
postcode	

Indicative selling price

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

	Range between	\$680,000	&	\$730,000
--	---------------	-----------	---	-----------

Median sale price

Median price	\$729,500	Pro	perty Type Un	it		Suburb	Greensborough
Period - From	01/07/2025	to	30/09/2025	So	urce	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	21 Piccadilly CI GREENSBOROUGH 3088	\$729,000	22/09/2025
2	2/10 Natimuk St GREENSBOROUGH 3088	\$675,000	01/09/2025
3	1/53-55 Warwick Rd GREENSBOROUGH 3088	\$730,000	25/08/2025

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:	11/11/2025 11:14
--	------------------









Property Type: Unit **Agent Comments**

Indicative Selling Price \$680,000 - \$730,000 **Median Unit Price** September quarter 2025: \$729,500

Comparable Properties



21 Piccadilly CI GREENSBOROUGH 3088 (REI)

2

Agent Comments

Price: \$729,000 Method: Private Sale Date: 22/09/2025 Property Type: Unit



2/10 Natimuk St GREENSBOROUGH 3088 (REI/VG)

2

Agent Comments

Price: \$675,000 Method: Private Sale Date: 01/09/2025 Property Type: Unit



1/53-55 Warwick Rd GREENSBOROUGH 3088 (REI)

Price: \$730,000 Method: Private Sale Date: 25/08/2025 Property Type: Unit

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.