

# 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

4/28 Diamond Boulevard, 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

\$379,950

### Median sale price

Median price

\$726,000

Property Type

Unit

Suburb

Greensborough

Period - From

15/03/2025

to

14/09/2025

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 |
|------------------------------------------|-----------|--------------|
| 2/39 Diamond Boulevard Greensborough VIC | \$385,000 | 11/04/2025   |
|                                          |           |              |
|                                          |           |              |

This Statement of Information was prepared on:

15/09/2025