## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	4 Elsie Street, Greensborough Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$880,000

### Median sale price

Median price \$1,005,000	Pro	operty Type Hou	ıse		Suburb	Greensborough
Period - From 23/08/2024	to	22/08/2025	So	urce	Property	v Data

### 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	4 Gilway Rise GREENSBOROUGH 3088	\$915,000	09/08/2025
2	7 Delta Rd GREENSBOROUGH 3088	\$894,000	09/08/2025
3	216 Mountain View Rd BRIAR HILL 3088	\$880,000	30/06/2025

#### 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:	23/08/2025 15:56



# **JellisCraig**

Trent Grindal 9431 1222 0468 936 914 trentgrindal@jelliscraig.com.au

**Indicative Selling Price** \$880,000 **Median House Price** 

23/08/2024 - 22/08/2025: \$1,005,000



Property Type: House Land Size: 604 sqm approx **Agent Comments** 

# Comparable Properties

4 Gilway Rise GREENSBOROUGH 3088 (REI)







**Agent Comments** 

Price: \$915,000 Method: Auction Sale Date: 09/08/2025

Property Type: House (Res)



7 Delta Rd GREENSBOROUGH 3088 (REI)

Price: \$894,000 Method: Auction Sale Date: 09/08/2025



Property Type: House (Res) Land Size: 797 sqm approx



Agent Comments









**Agent Comments** 

Price: \$880,000 Method: Private Sale Date: 30/06/2025

Property Type: House (Res) Land Size: 531 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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