

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 Elsie Street, Greensborough Vic 3088

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

Property Type

House

Suburb

Greensborough

Period - From

23/08/2024

to

22/08/2025

Source

Property 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	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 comparable properties 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

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

Indicative Selling Price
\$880,000

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



3 2 2

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

Comparable Properties

4 Gilway Rise GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 4

Price: \$915,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)



7 Delta Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$894,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 797 sqm approx



216 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

4 1 1

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