

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 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$1,010,000

Property Type House

Suburb Greensborough

Period - From 01/04/2024

to 31/03/2025

Source 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	Price	Date of sale
1	1 Hakea St WATSONIA NORTH 3087	\$960,000	09/05/2025
2	176 Plenty River Dr GREENSBOROUGH 3088	\$975,000	17/03/2025
3	30 Booyan Cr GREENSBOROUGH 3088	\$1,000,000	15/03/2025

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:

17/05/2025 13:52