Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

46 Adeline Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$880,000 &	\$950,000
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Median sale price

Median price	\$1,008,000	Property Type		House		Suburb	Greensborough
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	28 Morwell Av WATSONIA 3087	\$921,000	23/08/2025
2	10 Mckenzie Ct GREENSBOROUGH 3088	\$925,000	31/05/2025
3	15 High St WATSONIA 3087	\$947,000	20/05/2025

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:	16/09/2025 15:11



JellisCraig

Craig Maskell 03 9431 1222 0411 950 052 craigmaskell@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$950,000 Median House Price Year ending June 2025: \$1,008,000





Property Type: House **Land Size:** 1103 sqm approx

Agent Comments

Comparable Properties



28 Morwell Av WATSONIA 3087 (REI)

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Price: \$921,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res) **Land Size:** 841 sqm approx

Agent Comments

10 Mckenzie Ct GREENSBOROUGH 3088 (VG)

3

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a .

Price: \$925,000 **Method:** Sale **Date:** 31/05/2025

Property Type: House (Res) **Land Size:** 615 sqm approx

Agent Comments



15 High St WATSONIA 3087 (REI/VG)

3

Price: \$947,000 Method: Private Sale Date: 20/05/2025 Property Type: House Land Size: 976 sqm approx

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Agent Comments

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