

# 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

46 Adeline Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### 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	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 comparable properties 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

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**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending June 2025: \$1,008,000



 3  2  1

**Property Type:** House

**Land Size:** 1103 sqm approx

**Agent Comments**

## Comparable Properties



**28 Morwell Av WATSONIA 3087 (REI)**

**Agent Comments**

 3  1  5

**Price:** \$921,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 841 sqm approx

**10 McKenzie Ct GREENSBOROUGH 3088 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$925,000

**Method:** Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 615 sqm approx



**15 High St WATSONIA 3087 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$947,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** House

**Land Size:** 976 sqm approx

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