

# 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 Mcdowell 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

\$750,000

&

\$790,000

### Median sale price

Median price

\$726,000

Property Type

Other

Suburb

Greensborough

Period - From

11/12/2024

to

10/06/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
2/22 WILLIAMS ROAD BRIAR HILL VIC 3088	\$775,000	02/05/2025
2/129 MOUNTAIN VIEW ROAD BRIAR HILL VIC 3088	\$761,000	08/03/2025

This Statement of Information was prepared on:

11/06/2025