

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

5/171-173 Mountain View Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Greensborough

Period - From 02/04/2024 to 01/04/2025 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	2/187 St Helena Rd GREENSBOROUGH 3088	\$825,000	24/03/2025
2	1/80 Mountain View Rd MONTMORENCY 3094	\$840,000	30/01/2025
3	1/42 Para Rd MONTMORENCY 3094	\$845,000	29/11/2024

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: 02/04/2025 12:33



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

02/04/2024 - 01/04/2025: \$677,500

Comparable Properties



2/187 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit
Land Size: 388 sqm approx



1/80 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 30/01/2025
Property Type: Unit
Land Size: 218 sqm approx



1/42 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 29/11/2024
Property Type: Townhouse (Single)
Land Size: 229 sqm approx

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