

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 Hakea Close, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,012,500

Property Type

House

Suburb

Greensborough

Period - From

12/09/2024

to

11/09/2025

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	44 Craig Rd PLENTY 3090	\$1,600,000	02/05/2025
2	1 Oakdale Rise DIAMOND CREEK 3089	\$1,630,000	26/04/2025
3			

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:

12/09/2025 11:45

Tom Kurtschenko
0417 502 944
tomkurtschenko@jellisrcraig.com.au



4 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
12/09/2024 - 11/09/2025: \$1,012,500

Comparable Properties



44 Craig Rd PLENTY 3090 (REI)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 1060 sqm approx



1 Oakdale Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 3 2

Price: \$1,630,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 737 sqm approx

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.