

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

6/74 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$688,000 Property Type Unit Suburb Greensborough

Period - From 29/07/2024 to 28/07/2025 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	3/50 Scotland Av GREENSBOROUGH 3088	\$640,000	16/06/2025
2	4/69 Nell St GREENSBOROUGH 3088	\$570,000	14/05/2025
3	5/69 Alexandra St GREENSBOROUGH 3088	\$621,000	30/04/2025

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:

29/07/2025 11:59

6/74 Nell Street, Greensborough Vic 3088



2 1 1

Property Type: Unit
Land Size: 131 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
29/07/2024 - 28/07/2025: \$688,000

Comparable Properties



3/50 Scotland Av GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 16/06/2025
Property Type: Unit



4/69 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 14/05/2025
Property Type: Unit



5/69 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 3

Price: \$621,000
Method: Private Sale
Date: 30/04/2025
Property Type: Unit
Land Size: 216 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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