Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	9/13 Boulton Court, Greensborough VIC 3088

Indicative selling price

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

Median sale price

Median price	\$747,500	Pro	operty Type Uni	t		Suburb	Greensborough
Period - From	18/05/2025	to	16/11/2025	So	urce	price_fir	nder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/184 St Helena Rd Greensborough	\$760,000	26/07/2025
1/3 Wilson Avenue Montmorency	\$715,000	02/07/2025
3/94-100 Nepean Street Greensborough	\$680,000	01/07/2025

This Statement of Information was prepared on:	18/11/2025

