

# 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

9 Simmons Court, 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

\$900,000

&

\$950,000

### Median sale price

Median price

\$738,750

Property Type

Unit

Suburb

Greensborough

Period - From

02/06/2025

to

01/12/2025

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
20 Fernside Avenue Briar Hill VIC	\$905,000	29/07/2025
21a Bonnie Doone Street Briar Hill VIC	\$948,000	15/09/2025

This Statement of Information was prepared on:

02/12/2025