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<br>Including suburb and postcode | 3/15 Warwick Road, Greensborough Vic 3088 |

## Indicative selling price

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

Range between $770,000 & $830,000

## Median sale price

Median price $749,000 Property Type Unit Suburb Greensborough

Period - From 01/10/2025 to 31/12/2025 Source REIV

## 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 | 3/11 Warwick Rd GREENSBOROUGH 3088 | $831,000 | 27/11/2025 |
| 2 | 9/13 Boulton Ct GREENSBOROUGH 3088 | $761,500 | 25/11/2025 |
| 3 | 2/231 Elder St GREENSBOROUGH 3088 | $797,000 | 04/10/2025 |

**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: 23/03/2026 10:01

# 3/15 Warwick Road, Greensborough Vic 3088

JellisCraig

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au




3 2 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$770,000 - $830,000
**Median Unit Price**
December quarter 2025: $749,000

## Comparable Properties



**3/11 Warwick Rd GREENSBOROUGH 3088 (REI/VG)**

3 2 2

**Price:** $831,000
**Method:** Private Sale
**Date:** 27/11/2025
**Property Type:** Unit

Agent Comments

**9/13 Boulton Ct GREENSBOROUGH 3088 (REI/VG)**

3 2 2

**Price:** $761,500
**Method:** Private Sale
**Date:** 25/11/2025
**Rooms:** 4
**Property Type:** Unit
**Land Size:** 319 sqm approx

Agent Comments



**2/231 Elder St GREENSBOROUGH 3088 (REI/VG)**

3 1 3

**Price:** $797,000
**Method:** Auction Sale
**Date:** 04/10/2025
**Property Type:** Unit
**Land Size:** 265 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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