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	45 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $1,030,000 Property Type House 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	4/47 Warwick Rd GREENSBOROUGH 3088	$700,000	17/10/2025
2	5/50 Warwick Rd GREENSBOROUGH 3088	$710,000	26/09/2025
3	3/117 Mountain View Rd BRIAR HILL 3088	$711,000	13/09/2025

OR

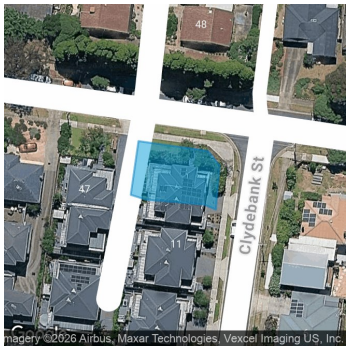
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/01/2026 11:19

45 Warwick Road, Greensborough Vic 3088

JellisCraig

Dean Wolfe
94321444
0402316333
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2 1 2

Property Type: House / Townhouse

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median House Price
December quarter 2025: $1,030,000

Comparable Properties



4/47 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 17/10/2025
Property Type: Unit
Land Size: 141 sqm approx

Agent Comments



5/50 Warwick Rd GREENSBOROUGH 3088 (REI)

2 1 1

Price: $710,000
Method: Private Sale
Date: 26/09/2025
Property Type: Unit

Agent Comments



3/117 Mountain View Rd BRIAR HILL 3088 (REI/VG)

2 1 1

Price: $711,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 169 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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