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	7 Simmons Court, Greensborough Vic 3088

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,022,500 Property Type House Suburb Greensborough

Period - From 02/02/2025 to 01/02/2026 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	43 Alexandra St GREENSBOROUGH 3088	$935,500	20/12/2025
2	155 St Helena Rd GREENSBOROUGH 3088	$945,000	15/11/2025
3	167 St Helena Rd GREENSBOROUGH 3088	$925,000	18/09/2025

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: 02/02/2026 10:06

7 Simmons Court, Greensborough Vic 3088

JellisCraig

Jake Rushton
94321444
0409 963 489
jakerushton@jellscraig.com.au



3 1 1

Property Type: House
Land Size: 869 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
02/02/2025 - 01/02/2026: $1,022,500

Comparable Properties



43 Alexandra St GREENSBOROUGH 3088 (REI)

3 1 2

Price: $935,500
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 956 sqm approx

Agent Comments



155 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

3 1 4

Price: $945,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments



167 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $925,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 881 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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