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	3 Elsie Street, Greensborough Vic 3088

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $1,060,000 Property Type House Suburb Greensborough

Period - From 01/01/2026 to 31/03/2026 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	49 Scotland Av GREENSBOROUGH 3088	$1,078,500	18/04/2026
2	19 Elder St WATSONIA 3087	$1,095,000	29/03/2026
3	32 Nell St GREENSBOROUGH 3088	$1,110,000	30/01/2026

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: 11/05/2026 10:02

3 Elsie Street, Greensborough Vic 3088

JellisCraig

Luke Coventry
03 9432 1444
0411 233 579
lukecoventry@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000
Median House Price
March quarter 2026: $1,060,000

Comparable Properties



49 Scotland Av GREENSBOROUGH 3088 (REI)

3 1 2

Price: $1,078,500
Method: Private Sale
Date: 18/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments



19 Elder St WATSONIA 3087 (REI)

3 2 -

Price: $1,095,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



32 Nell St GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $1,110,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 768 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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