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	18 Yangoora Place, Greensborough Vic 3088

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	20 Heacham Rd ELTHAM NORTH 3095	$1,010,000	26/02/2026
2	25 Nulgarrah Cr GREENSBOROUGH 3088	$1,091,500	22/02/2026
3	15 Yangoora Pl GREENSBOROUGH 3088	$985,000	11/10/2025

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: 16/03/2026 09:44

18 Yangoora Place, Greensborough Vic 3088

JellisCraig

Dean Wolfe
94321444
0402316333
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4 2 1

Property Type: House
Land Size: 911 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2025: $1,030,000

Comparable Properties



20 Heacham Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,010,000
Method: Private Sale
Date: 26/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

25 Nulgarrah Cr GREENSBOROUGH 3088 (REI)

4 2 3

Price: $1,091,500
Method: Private Sale
Date: 22/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

15 Yangoora Pl GREENSBOROUGH 3088 (REI/VG)

3 2 3

Price: $985,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

REIV THE DIFFERENCE

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