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	1/11 Grimshaw Street, Greensborough VIC 3088

Indicative selling price

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

Single price $619,950

Median sale price

Median price $1,028,500 Property Type House Suburb Greensborough

Period - From 09/10/2025 to 08/04/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/6-8 Alexandra Street Greensborough Vic 3088	$590,000	07/11/2025
1/50 Warwick Road Greensborough Vic 3088	$615,000	25/10/2025
3/73-75 Nell Street Greensborough Vic 3088	$610,000	13/10/2025

This Statement of Information was prepared on: 09/04/2026