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	5 Waterford Place, Greensborough Vic 3088

Indicative selling price

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

Range between $1,150,000 & $1,200,000

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	51 Corowa Cr GREENSBOROUGH 3088	$1,220,000	26/03/2026
2	3 Birrakay Ct GREENSBOROUGH 3088	$1,222,500	20/03/2026
3	155 Plenty River Dr GREENSBOROUGH 3088	$1,100,000	29/11/2025

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: 23/04/2026 13:13

5 Waterford Place, Greensborough Vic 3088

JellisCraig

Aaron Yeats
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Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
March quarter 2026: $1,060,000



5 2 2

Rooms: 8
Property Type: House
Land Size: 1120 sqm approx

Agent Comments

Comparable Properties



51 Corowa Cr GREENSBOROUGH 3088 (REI)

4 3 2

Price: $1,220,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 931 sqm approx

Agent Comments



3 Birrakay Ct GREENSBOROUGH 3088 (REI)

4 3 2

Price: $1,222,500
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 608 sqm approx

Agent Comments



155 Plenty River Dr GREENSBOROUGH 3088 (REI/VG)

4 2 3

Price: $1,100,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

REIV THE DIFFERENCE

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