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	90 Albion Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between $880,000 & $960,000

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	12 Ridge Rd GREENSBOROUGH 3088	$920,000	21/02/2026
2	11a Hope St GREENSBOROUGH 3088	$915,000	17/02/2026
3	9 Simmons Ct GREENSBOROUGH 3088	$935,000	24/12/2025

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: 22/04/2026 10:05

90 Albion Crescent, Greensborough Vic 3088

Ben Flannagan
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Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median House Price
March quarter 2026: $1,060,000

Comparable Properties



12 Ridge Rd GREENSBOROUGH 3088 (REI)

3 2 2

Agent Comments

Price: $920,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 804 sqm approx



11a Hope St GREENSBOROUGH 3088 (REI)

3 2 2

Agent Comments

Price: $915,000
Method: Private Sale
Date: 17/02/2026
Property Type: House (Res)
Land Size: 644 sqm approx

9 Simmons Ct GREENSBOROUGH 3088 (REI/VG)

4 2 2

Agent Comments

Price: $935,000
Method: Private Sale
Date: 24/12/2025
Rooms: 6
Property Type: House (Res)
Land Size: 370 sqm approx

Account - Jellis Craig | P: 03 94321444

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