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 Russell Street, Greensborough Vic 3088

Indicative selling price

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

Range between $900,000 & $990,000

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	75 Sainsbury Av GREENSBOROUGH 3088	$955,000	23/05/2026
2	178 Henry St GREENSBOROUGH 3088	$995,000	02/05/2026
3	20 Greta St GREENSBOROUGH 3088	$890,000	03/04/2026

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: 25/05/2026 12:13

18 Russell Street, Greensborough Vic 3088

JellisCraig

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2026: $1,060,000



3 1 2

Property Type: House
Land Size: 645 sqm approx

Agent Comments

Comparable Properties

75 Sainsbury Av GREENSBOROUGH 3088 (REI)

3 1 3

Price: $955,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



178 Henry St GREENSBOROUGH 3088 (REI)

3 1 1

Price: $995,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments



20 Greta St GREENSBOROUGH 3088 (VG)

3 - -

Price: $890,000
Method: Sale
Date: 03/04/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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