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	1/71 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Single price $910,000

Median sale price

Median price $1,018,500 Property Type House Suburb Greensborough

Period - From 01/08/2025 to 31/07/2026 Source Property Data

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	2/5 Fricker Av GREENSBOROUGH 3088	$943,000	06/07/2026
2	76B Para Rd MONTMORENCY 3094	$910,000	11/03/2026
3	1/41 Bannerman Av GREENSBOROUGH 3088	$940,000	12/02/2026

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: 01/08/2026 11:04

1/71 Nell Street, Greensborough Vic 3088

Daniel Cobern
03 9432 1444
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4 2 2

Property Type: House
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$910,000
Median House Price
01/08/2025 - 31/07/2026: $1,018,500

Comparable Properties



2/5 Fricker Av GREENSBOROUGH 3088 (REI)

3 2 2

Price: $943,000
Method: Private Sale
Date: 06/07/2026
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments



76B Para Rd MONTMORENCY 3094 (REI/VG)

3 1 2

Price: $910,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 538 sqm approx

Agent Comments



1/41 Bannerman Av GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $940,000
Method: Private Sale
Date: 12/02/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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