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	2/5 Fricker Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,031,000 Property Type House Suburb Greensborough

Period - From 09/06/2025 to 08/06/2026 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	3/110 St Helena Rd BRIAR HILL 3088	$910,000	18/05/2026
2	2/33 Williams Rd BRIAR HILL 3088	$855,000	12/03/2026
3	2/62 Medbury Av GREENSBOROUGH 3088	$895,000	30/01/2026

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: 09/06/2026 14:21

2/5 Fricker Avenue, Greensborough Vic 3088

JellisCraig

Daniel Cobern
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3 2 2

Rooms: 5
Property Type: Unit
Land Size: 469 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
09/06/2025 - 08/06/2026: $1,031,000

Comparable Properties



3/110 St Helena Rd BRIAR HILL 3088 (REI)

3 2 2

Price: $910,000
Method: Private Sale
Date: 18/05/2026
Rooms: 4
Property Type: Unit
Land Size: 344 sqm approx

Agent Comments



2/33 Williams Rd BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $855,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House (Res)

Agent Comments

2/62 Medbury Av GREENSBOROUGH 3088 (REI/VG)

3 2 1

Price: $895,000
Method: Private Sale
Date: 30/01/2026
Rooms: 4
Property Type: House (Res)

Agent Comments

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