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	10 Albion Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,027,500 Property Type House Suburb Greensborough

Period - From 01/07/2025 to 30/06/2026 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	5 Warringah Cr ELTHAM NORTH 3095	$1,052,500	09/06/2026
2	6 Beaconsfield Rd BRIAR HILL 3088	$1,110,000	16/05/2026
3	90 Albion Cr GREENSBOROUGH 3088	$1,005,000	02/05/2026

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: 16/07/2026 19:08

10 Albion Crescent, Greensborough Vic 3088

JellisCraig

Pina Kara
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4 2 2

Property Type: House
Land Size: 1309 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
Year ending June 2026: $1,027,500

Comparable Properties

5 Warringah Cr ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,052,500
Method: Private Sale
Date: 09/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments



6 Beaconsfield Rd BRIAR HILL 3088 (REI)

3 1 1

Price: $1,110,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments



90 Albion Cr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,005,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments

REIV THE DIFFERENCE

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