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	2/65 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $729,000 Property Type Unit 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	3/31 Paterson Cr GREENSBOROUGH 3088	$625,000	01/07/2026
2	3/159 Grimshaw St GREENSBOROUGH 3088	$627,000	02/04/2026
3	3/8 Paterson Cr GREENSBOROUGH 3088	$620,000	12/03/2026

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: 14/07/2026 12:07

2/65 Nell Street, Greensborough Vic 3088

Ben Flannagan
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending June 2026: $729,000

Comparable Properties



3/31 Paterson Cr GREENSBOROUGH 3088 (REI)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 01/07/2026
Property Type: Unit
Land Size: 263 sqm approx

Agent Comments



3/159 Grimshaw St GREENSBOROUGH 3088 (REI/VG)

2 1 2

Price: $627,000
Method: Private Sale
Date: 02/04/2026
Property Type: Unit
Land Size: 124 sqm approx

Agent Comments



3/8 Paterson Cr GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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