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 Akima Close, Greensborough Vic 3088

Indicative selling price

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

Range between $900,000 & $940,000

Median sale price

Median price $1,021,250 Property Type House Suburb Greensborough

Period - From 17/08/2025 to 16/08/2026 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	56 Booyan Cr GREENSBOROUGH 3088	$930,000	29/06/2026
2	25 Pinehills Dr GREENSBOROUGH 3088	$915,000	02/06/2026
3	8 Dwyer Pl GREENSBOROUGH 3088	$925,000	18/04/2026

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: 17/08/2026 13:09

2 Akima Close, Greensborough Vic 3088

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $940,000
Median House Price
17/08/2025 - 16/08/2026: $1,021,250

Comparable Properties



56 Booyan Cr GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $930,000
Method: Private Sale
Date: 29/06/2026
Property Type: House
Land Size: 834 sqm approx

Agent Comments



25 Pinehills Dr GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $915,000
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments



8 Dwyer Pl GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $925,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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