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	4 Yonde Court, Greensborough Vic 3088

Indicative selling price

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

Range between $960,000 & $1,030,000

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	14 Bunyarra Ct GREENSBOROUGH 3088	$1,030,000	25/06/2026
2	11 Bunyarra Ct GREENSBOROUGH 3088	$1,000,000	05/06/2026
3	7 Punkerri Cirt GREENSBOROUGH 3088	$1,035,000	14/03/2026

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: 21/07/2026 13:11

4 Yonde Court, Greensborough Vic 3088

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4 3 3

Property Type: House
Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,030,000
Median House Price
Year ending June 2026: $1,027,500

Comparable Properties



14 Bunyarra Ct GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)

Agent Comments



11 Bunyarra Ct GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 05/06/2026
Property Type: House (Res)
Land Size: 786 sqm approx

Agent Comments



7 Punkerri Cirt GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,035,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

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