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	11 Wanbanna Avenue, Greensborough VIC 3088

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,035,000 Property Type House Suburb Greensborough

Period - From 05/01/2026 to 05/07/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Goonyah Court Greensborough VIC	$1,135,000	04/05/2026
185 Plenty River Drive Greensborough VIC	$1,140,000	28/02/2026
4 Longfield Court Watsonia North VIC	$1,060,000	28/03/2026

This Statement of Information was prepared on: 06/07/2026