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	135 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	45 Nell St GREENSBOROUGH 3088	$1,120,000	20/05/2026
2	178 Henry St GREENSBOROUGH 3088	$995,000	02/05/2026
3	19 Elder St WATSONIA 3087	$1,095,000	29/03/2026

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 16:20

135 Elder Street, Greensborough Vic 3088

JellisCraig

Elisha Hamment
03 9432 1444
0434 110 741
elishahamment@jelliscraig.com.au



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2026: $1,027,500

Comparable Properties



45 Nell St GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 588 sqm approx

Agent Comments



178 Henry St GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $995,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments



19 Elder St WATSONIA 3087 (REI/VG)

3 2 -

Price: $1,095,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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