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<br>Including suburb and postcode | 49 Hume Street, Greensborough Vic 3088 |

## Indicative selling price

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

Single price $890,000

## Median sale price

Median price $1,023,750 Property Type House Suburb Greensborough

Period - From 13/08/2025 to 12/08/2026 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 | 55 Allima Av YALLAMBIE 3085 | $940,000 | 18/07/2026 |
| 2 | 14 Progress Rd ELTHAM NORTH 3095 | $940,000 | 10/06/2026 |
| 3 | 27 Avandina Cr GREENSBOROUGH 3088 | $937,500 | 28/05/2026 |

**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: 13/08/2026 08:02

# 49 Hume Street, Greensborough Vic 3088

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




4 2 2

**Property Type:** House
**Land Size:** 463 sqm approx

Agent Comments

**Indicative Selling Price**
$890,000
**Median House Price**
13/08/2025 - 12/08/2026: $1,023,750

## Comparable Properties



**55 Allima Av YALLAMBIE 3085 (REI)**

4 2 2

**Price:** $940,000
**Method:** Auction Sale
**Date:** 18/07/2026
**Property Type:** House (Res)
**Land Size:** 669 sqm approx

Agent Comments



**14 Progress Rd ELTHAM NORTH 3095 (REI)**

4 2 2

**Price:** $940,000
**Method:** Private Sale
**Date:** 10/06/2026
**Property Type:** House
**Land Size:** 797 sqm approx

Agent Comments




**27 Avandina Cr GREENSBOROUGH 3088 (REI)**

4 2 2

**Price:** $937,500
**Method:** Private Sale
**Date:** 28/05/2026
**Rooms:** 9
**Property Type:** House (Res)
**Land Size:** 703 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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