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	2/60 Medbury Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between $890,000 & $960,000

Median sale price

Median price $729,000 Property Type Unit 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	2/5 Fricker Av GREENSBOROUGH 3088	$943,000	06/07/2026
2	1/11 Richards Av WATSONIA 3087	$905,000	20/06/2026
3	52 Sainsbury Av GREENSBOROUGH 3088	$950,000	05/06/2026

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: 31/08/2026 14:41

2/60 Medbury Avenue, Greensborough Vic 3088

Ben Flannagan
03 9432 1444
0403 591 678
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3 2 2

Property Type: Townhouse (Single)
Land Size: 442 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median Unit Price
Year ending June 2026: $729,000

Comparable Properties



2/5 Fricker Av GREENSBOROUGH 3088 (REI)

3 2 2

Price: $943,000
Method: Private Sale
Date: 06/07/2026
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments



1/11 Richards Av WATSONIA 3087 (REI/VG)

3 2 2

Price: $905,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

Agent Comments



52 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $950,000
Method: Private Sale
Date: 05/06/2026
Rooms: 5
Property Type: House (Res)
Land Size: 236 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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