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	2/185 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between $780,000 & $850,000

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	180 Mountain View Rd BRIAR HILL 3088	$790,000	18/05/2026
2	1/54 Warwick Rd GREENSBOROUGH 3088	$828,000	14/04/2026
3	12/194 St Helena Rd GREENSBOROUGH 3088	$885,000	10/03/2026

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: 04/08/2026 14:34

2/185 St Helena Road, Greensborough Vic 3088

JellisCraig

Elliott Taylor
03 9432 1444
0412 658 137
elliotttaylor@jelliscraig.com.au



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending June 2026: $729,000

Comparable Properties



180 Mountain View Rd BRIAR HILL 3088 (REI/VG)

3 1 1

Price: $790,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 596 sqm approx

Agent Comments



1/54 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $828,000
Method: Private Sale
Date: 14/04/2026
Property Type: Townhouse (Single)
Land Size: 188 sqm approx

Agent Comments



12/194 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

3 3 2

Price: $885,000
Method: Private Sale
Date: 10/03/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 418 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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