Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 22/10/2026

Property offered for sale

Address
Including suburb and postcode: 44 Nell Street, Greensborough Vic 3088

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	3	N/A	601

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,100,000 & $1,200,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,005,000 | Property type: House | Suburb: Greensborough

Period: from 22/10/2025 to 21/10/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	3 Elsie St GREENSBOROUGH 3088		
Sale price	$1,150,000	Date of sale	17/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	3	N/A	604

Comparable property 2

Address	45 Nell St GREENSBOROUGH 3088		
Sale price	$1,120,000	Date of sale	20/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	588

Comparable property 3

Address	25 Alban St MONTMORENCY 3094		
Sale price	$1,180,000	Date of sale	19/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	903

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=01cbd0793936ba30fd4bf64ab82e6f98

44 Nell Street, Greensborough Vic 3088

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au

3 2 3

Property Type: House
Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
22/10/2025 - 21/10/2026: $1,005,000

Comparable Properties

3 Elsie St GREENSBOROUGH 3088 (REI)

3 2 3

Price: $1,150,000
Method: Private Sale
Date: 17/08/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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

25 Alban St MONTMORENCY 3094 (REI)

3 1 2

Price: $1,180,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 903 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.