Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 09/11/2026

Units offered for sale

Address
Including suburb and postcode: 140 Henry Street Greensborough 3088

Key features of the properties

Unit type or class	Unit 1
# of bedrooms	2
# of bathrooms	1
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	123.6
Total land size (in m2) (may be a range)	N/A

Indicative selling prices

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.

Unit type or class	Single price		Lower price		Higher price
Unit 1		or range between	$650,000	&	$715,000

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.

Unit address: 140 Henry Street Greensborough 3088 Seller's reserve price: N/A

Unit median sale price

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

Median price: $710,000 Suburb: Greensborough

Period - From: 09/11/2025 To: 08/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the unit type or class 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	Sale price	Date of sale
5/2 Fernside Av BRIAR HILL 3088	$700,000	25/09/2026

Key features

Building Type	Unit
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	243

Comparable property 2

Address	Sale price	Date of sale
32/227-229 Nepean St GREENSBOROUGH 3088	$660,000	25/06/2026

Key features

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

Comparable property 3

Address	Sale price	Date of sale
2/60 Warwick Rd GREENSBOROUGH 3088	$700,000	23/06/2026

Key features

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

Reason there are fewer than three comparable properties for a unit type or class

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 each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address	140 Henry Street Greensborough 3088	Sale price		Unconditional sale date	

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Date prepared 09/11/2026

Units offered for sale

Address
Including suburb and postcode: 140 Henry Street Greensborough 3088

Key features of the properties

Unit type or class	Unit 2
# of bedrooms	2
# of bathrooms	1
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	120
Total land size (in m2) (may be a range)	N/A

Indicative selling prices

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Unit type or class	Single price		Lower price		Higher price
Unit 2		or range between	$650,000	&	$715,000

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.

Unit address: 140 Henry Street Greensborough 3088 Seller's reserve price: N/A

Unit median sale price

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

Median price: $710,000 Suburb: Greensborough

Period - From: 09/11/2025 To: 08/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the unit type or class 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	Sale price	Date of sale
5/2 Fernside Av BRIAR HILL 3088	$700,000	25/09/2026

Key features

Building Type	Unit
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	243

Comparable property 2

Address	Sale price	Date of sale
32/227-229 Nepean St GREENSBOROUGH 3088	$660,000	25/06/2026

Key features

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

Comparable property 3

Address	Sale price	Date of sale
2/60 Warwick Rd GREENSBOROUGH 3088	$700,000	23/06/2026

Key features

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

Reason there are fewer than three comparable properties for a unit type or class

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 each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address	140 Henry Street Greensborough 3088	Sale price		Unconditional sale date	