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	259 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Single price	$970,000

Median sale price

Median price	$1,087,996	Property Type	House	Suburb	Greensborough
Period - From	01/04/2024	to	30/06/2024	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	11 Tarcoola Dr YALLAMBIE 3085	$967,000	01/06/2024
2	11 Tower Dr BRIAR HILL 3088	$951,000	06/05/2024
3	16 Lilicur Rd MONTMORENCY 3094	$950,000	04/03/2024

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: 24/07/2024 12:49

259 Elder Street, Greensborough Vic 3088

Luke Coventry
03 9432 1444
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4 1

Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments

Indicative Selling Price
$970,000
Median House Price
June quarter 2024: $1,087,996

Comparable Properties



11 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $967,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments



11 Tower Dr BRIAR HILL 3088 (REI)

3 1 2

Price: $951,000
Method: Private Sale
Date: 06/05/2024
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments



16 Lilicur Rd MONTMORENCY 3094 (REI/VG)

3 1 1

Price: $950,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 506 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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