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	8 Hebden Street, Greensborough Vic 3088

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,020,000 Property Type House Suburb Greensborough

Period - From 27/08/2023 to 26/08/2024 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	35 Plenty River Dr GREENSBOROUGH 3088	$1,100,000	25/07/2024
2	267 St Helena Rd GREENSBOROUGH 3088	$1,086,000	24/07/2024
3	20 Greenhill Rd GREENSBOROUGH 3088	$1,090,000	22/05/2024

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: 27/08/2024 11:49

8 Hebden Street, Greensborough Vic 3088

Brett Sparks
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brettsparks@jelliscraig.com.au



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Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
27/08/2023 - 26/08/2024: $1,020,000

Comparable Properties



35 Plenty River Dr GREENSBOROUGH 3088 (REI)

3 2 4

Price: $1,100,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



267 St Helena Rd GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,086,000
Method: Private Sale
Date: 24/07/2024
Rooms: 5
Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments

20 Greenhill Rd GREENSBOROUGH 3088 (REI)

3 1 2

Price: $1,090,000
Method: Private Sale
Date: 22/05/2024
Property Type: House (Res)
Land Size: 1446 sqm approx

Agent Comments

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