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	180 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $1,015,000 Property Type House Suburb Greensborough

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	21 Warralong Av GREENSBOROUGH 3088	$860,000	26/11/2024
2	57 Henry St GREENSBOROUGH 3088	$890,000	02/11/2024
3	15 Moodie St GREENSBOROUGH 3088	$870,000	20/09/2024

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: 06/02/2025 14:20

180 Nepean Street, Greensborough Vic 3088



3

Rooms: 6
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
06/02/2024 - 05/02/2025: $1,015,000

Comparable Properties



21 Warralong Av GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $860,000
Method: Private Sale
Date: 26/11/2024
Rooms: 5
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Larger land size



57 Henry St GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $890,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

More newly renovated



15 Moodie St GREENSBOROUGH 3088 (REI/VG)

3 2 1

Price: $870,000
Method: Sold Before Auction
Date: 20/09/2024
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments

Larger floorplan

Account - Jellis Craig | P: 03 94321444

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