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	17 Tonyl Court, Greensborough Vic 3088

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,010,000 Property Type House Suburb Greensborough

Period - From 04/03/2024 to 03/03/2025 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	2/74 Henry St GREENSBOROUGH 3088	$1,163,000	23/01/2025
2	22 Cam St GREENSBOROUGH 3088	$1,101,000	26/10/2024
3	2/54 Mountain View Rd MONTMORENCY 3094	$1,175,000	07/09/2024

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: 04/03/2025 10:57

17 Tonyl Court, Greensborough Vic 3088

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
04/03/2024 - 03/03/2025: $1,010,000

Comparable Properties



2/74 Henry St GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,163,000
Method: Auction Sale
Date: 23/01/2025
Property Type: House (Res)

Agent Comments



22 Cam St GREENSBOROUGH 3088 (REI/VG)

4 1 4

Price: $1,101,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House
Land Size: 631 sqm approx

Agent Comments



2/54 Mountain View Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,175,000
Method: Private Sale
Date: 07/09/2024
Property Type: House
Land Size: 354 sqm approx

Agent Comments

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