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	65 Killarney Ridge, Greensborough Vic 3088

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,025,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/12/2024 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	47 Kempston St GREENSBOROUGH 3088	$1,200,000	08/02/2025
2	185 Blossom Park Dr MILL PARK 3082	$1,225,000	05/10/2024
3	12 Kurrajong Cr WATSONIA NORTH 3087	$1,160,000	05/10/2024

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: 03/03/2025 16:15

65 Killarney Ridge, Greensborough Vic 3088

Dean Wolfe
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4 2 2

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending December 2024: $1,025,000

Comparable Properties



47 Kempston St GREENSBOROUGH 3088 (REI)

4 3 2

Price: $1,200,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 928 sqm approx

Agent Comments

Similar size and age but in different estate to subject property



185 Blossom Park Dr MILL PARK 3082 (REI/VG)

5 3 2

Price: $1,225,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Similar in age and size but not very close to subject property



12 Kurrajong Cr WATSONIA NORTH 3087 (REI/VG)

5 3 2

Price: $1,160,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 546 sqm approx

Agent Comments

Similar size accom but across other side of major road

Account - Jellis Craig | P: 03 94321444

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