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	9 Farm Close, Greensborough Vic 3088

Indicative selling price

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

Range between $1,200,000 & $1,320,000

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	232 Elder St GREENSBOROUGH 3088	$1,200,000	14/12/2024
2	17 Joyce Av GREENSBOROUGH 3088	$1,310,000	13/12/2024
3	9 Broad St GREENSBOROUGH 3088	$1,195,000	29/10/2024

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: 08/03/2025 16:03

9 Farm Close, Greensborough Vic 3088

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending December 2024: $1,025,000

Comparable Properties



232 Elder St GREENSBOROUGH 3088 (REI)

4 2 5

Price: $1,200,000
Method: Private Sale
Date: 14/12/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



17 Joyce Av GREENSBOROUGH 3088 (REI)

6 3 2

Price: $1,310,000
Method: Auction Sale
Date: 13/12/2024
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments



9 Broad St GREENSBOROUGH 3088 (REI/VG)

4 2 4

Price: $1,195,000
Method: Private Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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