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	10b Lemon Tree Lane, Greensborough Vic 3088

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $886,000 Property Type Townhouse Suburb Greensborough

Period - From 07/03/2024 to 06/03/2025 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	2/4 William St GREENSBOROUGH 3088	$748,000	16/01/2025
2	2/8 Vermont Pde GREENSBOROUGH 3088	$820,000	12/12/2024
3	5/39 William St GREENSBOROUGH 3088	$775,000	09/11/2024

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: 07/03/2025 11:36

10b Lemon Tree Lane, Greensborough Vic 3088

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



3 2 1

Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Townhouse Price
07/03/2024 - 06/03/2025: $886,000

Comparable Properties



2/4 William St GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $748,000
Method: Private Sale
Date: 16/01/2025
Property Type: Unit
Land Size: 208 sqm approx

Agent Comments



2/8 Vermont Pde GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $820,000
Method: Private Sale
Date: 12/12/2024
Property Type: Unit
Land Size: 256 sqm approx

Agent Comments



5/39 William St GREENSBOROUGH 3088 (REI/VG)

3 2 1

Price: $775,000
Method: Private Sale
Date: 09/11/2024
Rooms: 4
Property Type: Unit
Land Size: 142 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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