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	62 Poulter Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 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	8 Wolangi Ct GREENSBOROUGH 3088	$865,000	30/11/2024
2	57 Henry St GREENSBOROUGH 3088	$890,000	02/11/2024
3	120 Fernside Av BRIAR HILL 3088	$870,000	25/10/2024

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: 04/04/2025 19:02

62 Poulter Avenue, Greensborough Vic 3088

Jake Rushton
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3 2 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median House Price
Year ending March 2025: $1,010,000

Comparable Properties



8 Wolangi Ct GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $865,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



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

1 bathroom and smaller land but better backyard and more modern.



120 Fernside Av BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $870,000
Method: Private Sale
Date: 25/10/2024
Rooms: 4
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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