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	12 Sunderland Rise, Greensborough Vic 3088

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

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

Period - From 08/04/2024 to 07/04/2025 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	3 Eliza Cl GREENSBOROUGH 3088	$1,072,000	15/03/2025
2	11 Perrumba St GREENSBOROUGH 3088	$1,041,120	14/02/2025
3	122 Fernside Av BRIAR HILL 3088	$1,035,000	17/01/2025

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: 08/04/2025 10:51

12 Sunderland Rise, Greensborough Vic 3088



3 2 2

Property Type: House
Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
08/04/2024 - 07/04/2025: $1,010,000

Comparable Properties



3 Eliza Cl GREENSBOROUGH 3088 (REI)

3 1 4

Price: $1,072,000
Method: Private Sale
Date: 15/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments

11 Perrumba St GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,041,120
Method: Private Sale
Date: 14/02/2025
Rooms: 7
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments



122 Fernside Av BRIAR HILL 3088 (REI)

3 2 1

Price: $1,035,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 789 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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