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	6/36 Alexandra Street, Greensborough Vic 3088

Indicative selling price

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

Range between $870,000 & $950,000

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	1/67 Alexandra St GREENSBOROUGH 3088	$890,000	09/04/2025
2	5/90 Mountain View Rd MONTMORENCY 3094	$910,000	22/03/2025
3	2/3 Monty St GREENSBOROUGH 3088	$930,000	05/03/2025

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: 19/04/2025 14:50

6/36 Alexandra Street, Greensborough Vic 3088

Pina Kara
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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$870,000 - $950,000
Median House Price
Year ending March 2025: $1,010,000

Comparable Properties



1/67 Alexandra St GREENSBOROUGH 3088 (REI)

3 2 2

Price: $890,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

5/90 Mountain View Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $910,000
Method: Private Sale
Date: 22/03/2025
Rooms: 4
Property Type: House (Res)
Land Size: 272 sqm approx

Agent Comments



2/3 Monty St GREENSBOROUGH 3088 (REI)

3 2 1

Price: $930,000
Method: Private Sale
Date: 05/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 231 sqm approx

Agent Comments

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