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	70 Alexandra Street, Greensborough Vic 3088

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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 Greenwood St BRIAR HILL 3088	$1,190,500	19/03/2025
2	60 Alexandra St GREENSBOROUGH 3088	$1,350,000	15/03/2025
3	3 Ann Ct BRIAR HILL 3088	$1,320,000	28/02/2025

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: 23/04/2025 15:46

70 Alexandra Street, Greensborough Vic 3088



3 1 0

Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2025: $1,010,000

Comparable Properties



1 Greenwood St BRIAR HILL 3088 (REI)

3 2 2

Price: $1,190,500
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 788 sqm approx

Agent Comments



60 Alexandra St GREENSBOROUGH 3088 (REI)

3 1 1

Price: $1,350,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 979 sqm approx

Agent Comments



3 Ann Ct BRIAR HILL 3088 (REI)

3 2 2

Price: $1,320,000
Method: Private Sale
Date: 28/02/2025
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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