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<br>Including suburb and postcode | 115 Nepean Street, Greensborough Vic 3088 |

## Indicative selling price

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

Range between $775,000 & $850,000

## Median sale price

Median price $1,001,000 Property Type House Suburb Greensborough

Period - From 01/01/2025 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 | 9 Santon St GREENSBOROUGH 3088 | $755,000 | 10/05/2025 |
| 2 | 4 Curtis Av WATSONIA 3087 | $858,000 | 03/05/2025 |
| 3 | 15 Vermont Pde GREENSBOROUGH 3088 | $760,000 | 13/04/2025 |

**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: 02/06/2025 12:02

# 115 Nepean Street, Greensborough Vic 3088

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2 1 2

**Property Type:** House
**Land Size:** 558 sqm approx

Agent Comments

**Indicative Selling Price**
$775,000 - $850,000
**Median House Price**
March quarter 2025: $1,001,000

## Comparable Properties



**9 Santon St GREENSBOROUGH 3088 (REI)**

2 1 1

**Price:** $755,000
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** House (Res)
**Land Size:** 700 sqm approx

Agent Comments

Good comparable but unrenovated



**4 Curtis Av WATSONIA 3087 (REI)**

2 - 2

**Price:** $858,000
**Method:** Sold Before Auction
**Date:** 03/05/2025
**Property Type:** House (Res)

Agent Comments



**15 Vermont Pde GREENSBOROUGH 3088 (REI)**

2 1 1

**Price:** $760,000
**Method:** Private Sale
**Date:** 13/04/2025
**Property Type:** House
**Land Size:** 306 sqm approx

Agent Comments

Similar size but smaller block



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