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	1/116 Para Road, Greensborough Vic 3088

Indicative selling price

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

Single price $580,000

Median sale price

Median price $683,000 Property Type Unit Suburb Greensborough

Period - From 14/06/2024 to 13/06/2025 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	1/17 Gladstone Rd BRIAR HILL 3088	$600,000	28/02/2025
2	3/169 Main Rd LOWER PLENTY 3093	$606,500	29/01/2025
3	4/96 Para Rd MONTMORENCY 3094	$618,000	20/12/2024

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: 14/06/2025 11:09

1/116 Para Road, Greensborough Vic 3088

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au

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Property Type:
Agent Comments

Indicative Selling Price
$580,000
Median Unit Price
14/06/2024 - 13/06/2025: $683,000

Comparable Properties



1/17 Gladstone Rd BRIAR HILL 3088 (REI/VG)

2 1 1

Agent Comments

Price: $600,000
Method: Private Sale
Date: 28/02/2025
Rooms: 3
Property Type: Unit
Land Size: 118 sqm approx



3/169 Main Rd LOWER PLENTY 3093 (REI/VG)

2 1 1

Agent Comments

Price: $606,500
Method: Private Sale
Date: 29/01/2025
Property Type: Unit
Land Size: 131 sqm approx



4/96 Para Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Agent Comments

Price: $618,000
Method: Private Sale
Date: 20/12/2024
Rooms: 6
Property Type: Unit

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