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	29 Manatunga Circuit, Greensborough Vic 3088

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,025,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/12/2024 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	11 Perrumba St GREENSBOROUGH 3088	$1,041,120	14/02/2025
2	2/60 Diamond Creek Rd GREENSBOROUGH 3088	$1,050,000	20/01/2025
3	34 Brentwick Dr GREENSBOROUGH 3088	$1,080,000	03/12/2024

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: 17/03/2025 13:50

29 Manatunga Circuit, Greensborough Vic 3088



4 2 2

Property Type: House
Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,025,000

Comparable Properties

11 Perrumba St GREENSBOROUGH 3088 (REI)

4 2 2

Agent Comments

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



2/60 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG)

4 2 2

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 20/01/2025
Property Type: House
Land Size: 568 sqm approx



34 Brentwick Dr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Agent Comments

Price: $1,080,000
Method: Private Sale
Date: 03/12/2024
Rooms: 8
Property Type: House (Res)
Land Size: 560 sqm approx

Account - Jellis Craig | P: 03 94321444

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