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	10 Carinya Road, Greensborough Vic 3088

Indicative selling price

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

Range between $850,000 & $890,000

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	62 Poulter Av GREENSBOROUGH 3088	$881,000	26/04/2025
2	100 Harborne St MACLEOD 3085	$850,000	17/03/2025
3	2 Lyell Pde GREENSBOROUGH 3088	$880,000	06/03/2025

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: 05/06/2025 13:45

10 Carinya Road, Greensborough Vic 3088

Daniel O'Regan
03 9432 1444
0403 662 260
danieloregan@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 876 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median House Price
Year ending March 2025: $1,010,000

Comparable Properties



62 Poulter Av GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $881,000
Method: Private Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



100 Harborne St MACLEOD 3085 (REI/VG)

4 3 1

Price: $850,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 868 sqm approx

Agent Comments



2 Lyell Pde GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $880,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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