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	7/5 ELDALE AVENUE GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$672,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Greensborough
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
6/5 ELDALE AVENUE GREENSBOROUGH VIC 3088	$668,000	24-Mar-25
3/28 LORIMER STREET GREENSBOROUGH VIC 3088	$665,000	18-Aug-25
3/72 DIAMOND CREEK ROAD GREENSBOROUGH VIC 3088	$660,000	19-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 04 September 2025

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6/5 ELDALE AVENUE GREENSBOROUGH VIC 3088

2 2 1

Sold Price **$668,000** Sold Date **24-Mar-25**

Distance **0km**



3/28 LORIMER STREET GREENSBOROUGH VIC 3088

2 1 1

Sold Price RS **$665,000** Sold Date **18-Aug-25**

Distance **0.59km**



3/72 DIAMOND CREEK ROAD GREENSBOROUGH VIC 3088

3 2 2

Sold Price **$660,000** Sold Date **19-Jun-25**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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