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	4/203 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $1,008,000 Property Type House Suburb Greensborough

Period - From 01/07/2024 to 30/06/2025 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	54 Tarcoola Dr YALLAMBIE 3085	$850,000	18/06/2025
2	13/39 William St GREENSBOROUGH 3088	$875,000	09/06/2025
3	5/202 Mountain View Rd BRIAR HILL 3088	$912,000	03/06/2025

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: 23/07/2025 12:38

4/203 Nepean Street, Greensborough Vic 3088

JellisCraig

Karen Carlson
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Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
Year ending June 2025: $1,008,000

Comparable Properties



54 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

3 | 1 | -

Agent Comments

Price: $850,000
Method: Sold Before Auction
Date: 18/06/2025
Rooms: 4
Property Type: House (Res)
Land Size: 560 sqm approx



13/39 William St GREENSBOROUGH 3088 (REI)

3 | 2 | 2

Agent Comments

Price: $875,000
Method: Private Sale
Date: 09/06/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 187 sqm approx



5/202 Mountain View Rd BRIAR HILL 3088 (REI)

3 | 2 | 2

Agent Comments

Price: $912,000
Method: Private Sale
Date: 03/06/2025
Property Type: Townhouse (Single)

REIV THE DIFFERENCE | propertydata.com.au

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