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	3 Myoora Court, Greensborough Vic 3088

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price

Median price $1,034,000 Property Type House Suburb Greensborough

Period - From 01/04/2025 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	2 Kinka Pl GREENSBOROUGH 3088	$891,000	12/04/2025
2	136 Macorna St WATSONIA NORTH 3087	$855,000	28/03/2025
3	46 Plenty River Dr GREENSBOROUGH 3088	$915,000	10/03/2025

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: 11/07/2025 10:37

3 Myoora Court, Greensborough Vic 3088

John Le Gros
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3 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median House Price
June quarter 2025: $1,034,000

Comparable Properties



2 Kinka Pl GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $891,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments



136 Macorna St WATSONIA NORTH 3087 (REI/VG)

3 2 2

Price: $855,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 531 sqm approx

Agent Comments



46 Plenty River Dr GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $915,000
Method: Private Sale
Date: 10/03/2025
Property Type: House
Land Size: 627 sqm approx

Agent Comments

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