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	4/46 Diamond Creek Road, Greensborough Vic 3088

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $735,750 Property Type Unit 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	4/67 Alexandra St GREENSBOROUGH 3088	$960,000	21/07/2025
2	5/202 Mountain View Rd BRIAR HILL 3088	$912,000	03/06/2025
3	6/36 Alexandra St GREENSBOROUGH 3088	$930,000	30/05/2025

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: 21/08/2025 15:03

4/46 Diamond Creek Road, Greensborough Vic 3088

Phil James
03 9459 8111
0408 008 007
philjames@jelliscraig.com.au



3 2 2

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 370m2 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
June quarter 2025: $735,750

Comparable Properties



4/67 Alexandra St GREENSBOROUGH 3088 (REI)

4 3 2

Price: $960,000
Method: Private Sale
Date: 21/07/2025
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 222 sqm approx

Agent Comments



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

3 2 2

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

Agent Comments



6/36 Alexandra St GREENSBOROUGH 3088 (REI)

3 2 2

Price: $930,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)
Land Size: 284 sqm approx

Agent Comments

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