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: 191 St Helena 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 $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	13 Dobson Rd MONTMORENCY 3094	$902,000	12/04/2025
2	27 Fernside Av BRIAR HILL 3088	$900,000	27/02/2025
3			

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: 05/08/2025 14:14

191 St Helena Road, Greensborough Vic 3088

JellisCraig

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Rooms: 7
Property Type: Unit

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending June 2025: $1,008,000

Comparable Properties



13 Dobson Rd MONTMORENCY 3094 (REI/VG)

3 2 1

Price: $902,000
Method: Private Sale
Date: 12/04/2025
Property Type: House

Agent Comments



27 Fernside Av BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $900,000
Method: Private Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments

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.

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