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	6 WARRALONG 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~~		or range between	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,010,000	Property type	House	Suburb	Greensborough
Period-from	01 Jul 2024	to	30 Jun 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
3 SAUL COURT GREENSBOROUGH VIC 3088	-	12-Jul-25
115 HARBORNE STREET MACLEOD VIC 3085	$718,000	14-May-25
20 ECLIPSE CRESCENT WATSONIA VIC 3087	$805,000	28-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.~~

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3 SAUL COURT GREENSBOROUGH VIC 3088

2 1 1

Sold Price RS UN -

Sold Date 12-Jul-25

Distance 0.08km



115 HARBORNE STREET MACLEOD VIC 3085

3 1 2

Sold Price RS $718,000

Sold Date 14-May-25

Distance 0.19km



20 ECLIPSE CRESCENT WATSONIA VIC 3087

3 1 2

Sold Price RS $805,000

Sold Date 28-Jun-25

Distance 0.4km

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

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