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	109 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between $840,000 & $890,000

Median sale price

Median price $702,500 Property Type Unit 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	4/25 Williams Rd BRIAR HILL 3088	$875,050	01/09/2025
2	3/8 Longs Rd LOWER PLENTY 3093	$850,000	03/07/2025
3	1/67 Alexandra St GREENSBOROUGH 3088	$890,000	09/04/2025

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: 24/09/2025 14:47

109 Nell Street, Greensborough Vic 3088

JellisCraig

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $890,000
Median Unit Price
Year ending June 2025: $702,500

Comparable Properties



4/25 Williams Rd BRIAR HILL 3088 (REI)

3 2 1

Price: $875,050
Method: Private Sale
Date: 01/09/2025
Property Type: Unit

Agent Comments



3/8 Longs Rd LOWER PLENTY 3093 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 03/07/2025
Property Type: Unit
Land Size: 250 sqm approx

Agent Comments



1/67 Alexandra St GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $890,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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