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	38 Melliodora Crescent, Greensborough VIC 3088

Indicative selling price

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

Range between $1,890,000 & $1,980,000

Median sale price

Median price $1,005,239 Property Type House Suburb Greensborough

Period - From 29/04/2025 to 28/10/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
5 Hakea Close, Greensborough VIC 3088	$1,790,000	25/10/2025

This Statement of Information was prepared on: 29/10/2025