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	35 Yando Street, Greensborough Vic 3088

Indicative selling price

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

Range between $850,000 & $895,000

Median sale price

Median price $1,010,000 Property Type House Suburb Greensborough

Period - From 05/09/2024 to 04/09/2025 Source Property Data

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	5 St Helena Rd GREENSBOROUGH 3088	$850,000	21/08/2025
2	4 Kalista Cr WATSONIA NORTH 3087	$825,000	21/07/2025
3	6 Gordon St BUNDOORA 3083	$901,000	05/07/2025

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: 05/09/2025 16:44

35 Yando Street, Greensborough Vic 3088

Luke Coventry
03 9432 1444
0411 233 579
lukecoventry@jelliscraig.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $895,000
Median House Price
05/09/2024 - 04/09/2025: $1,010,000

Comparable Properties



5 St Helena Rd GREENSBOROUGH 3088 (REI)

3 1 1

Price: $850,000
Method: Private Sale
Date: 21/08/2025
Rooms: 8
Property Type: House (Res)
Land Size: 830 sqm approx

Agent Comments



4 Kalista Cr WATSONIA NORTH 3087 (REI)

3 1 2

Price: $825,000
Method: Sold Before Auction
Date: 21/07/2025
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments



6 Gordon St BUNDOORA 3083 (REI/VG)

3 1 2

Price: $901,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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