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	56 Warralong Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between $980,000 & $1,075,000

Median sale price

Median price $1,025,000 Property Type House Suburb Greensborough

Period - From 22/10/2024 to 21/10/2025 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	29 Tarcoola Dr YALLAMBIE 3085	$1,046,000	16/10/2025
2	11 Kanowindra Cr GREENSBOROUGH 3088	$1,022,500	23/08/2025
3	54 Warralong Av GREENSBOROUGH 3088	$1,090,000	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: 22/10/2025 10:16

56 Warralong Avenue, Greensborough Vic 3088

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



3 2 2

Rooms: 6
Property Type: House
Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,075,000
Median House Price
22/10/2024 - 21/10/2025: $1,025,000

Comparable Properties



29 Tarcoola Dr YALLAMBIE 3085 (REI)

3 2 2

Price: $1,046,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House
Land Size: 559 sqm approx

Agent Comments



11 Kanowindra Cr GREENSBOROUGH 3088 (REI/VG)

3 2 3

Price: $1,022,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



54 Warralong Av GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $1,090,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments

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