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	2 Hakea Close, Greensborough Vic 3088

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

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

Period - From 21/10/2024 to 20/10/2025 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 Viewgrand Way GREENSBOROUGH 3088	$1,683,000	21/08/2025
2	44 Craig Rd PLENTY 3090	$1,600,000	02/05/2025
3	1 Oakdale Rise DIAMOND CREEK 3089	$1,630,000	26/04/2025

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: 21/10/2025 15:24

2 Hakea Close, Greensborough Vic 3088

JellisCraig

Elliott Taylor
03 9432 1444
0412 658 137
elliotttaylor@jelliscraig.com.au



5 2 3

Property Type: House
Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
21/10/2024 - 20/10/2025: $1,025,000

Comparable Properties



29 Viewgrand Way GREENSBOROUGH 3088 (REI)

4 3 3

Price: $1,683,000
Method: Private Sale
Date: 21/08/2025
Rooms: 8
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments



44 Craig Rd PLENTY 3090 (REI/VG)

4 2 2

Price: $1,600,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 1060 sqm approx

Agent Comments



1 Oakdale Rise DIAMOND CREEK 3089 (REI/VG)

4 3 2

Price: $1,630,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 737 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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