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	61 Avandina Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

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

Period - From 30/09/2024 to 29/09/2025 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	12 Jarrah Ct GREENSBOROUGH 3088	$885,000	20/09/2025
2	14 Corowa Cr GREENSBOROUGH 3088	$899,000	26/08/2025
3	5 St Helena Rd GREENSBOROUGH 3088	$850,000	21/08/2025

OR

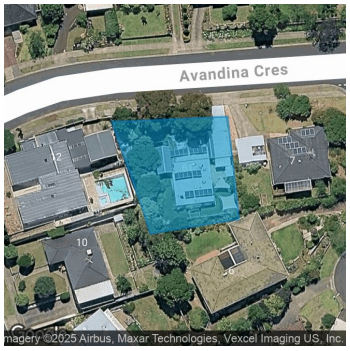
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30/09/2025 17:15

61 Avandina Crescent, Greensborough Vic 3088

JellisCraig

Dean Wolfe
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0402316333
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median House Price
30/09/2024 - 29/09/2025: $1,010,000

Comparable Properties



12 Jarrah Ct GREENSBOROUGH 3088 (REI)

3 1 2

Price: $885,000
Method: Private Sale
Date: 20/09/2025
Property Type: House
Land Size: 530 sqm approx

Agent Comments



14 Corowa Cr GREENSBOROUGH 3088 (REI)

3 2 2

Price: $899,000
Method: Private Sale
Date: 26/08/2025
Rooms: 4
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 94321444

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