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	3 Wolangi Court, Greensborough VIC 3088

Indicative selling price

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

Range between $980,000 & $1,070,000

Median sale price

Median price $1,004,000 Property Type House Suburb Greensborough

Period - From 17/04/2025 to 16/10/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Nokuna Court Greensborough VIC	$1,035,000	26/08/2025
29 Brinawa Drive Greensborough VIC	$1,025,000	09/08/2025
191 St Helena Road Greensborough VIC	$998,000	17/09/2025

This Statement of Information was prepared on: 18/10/2025