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	37 Paterson Crescent, Greensborough VIC 3088

Indicative selling price

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

Range between $940,000 & $990,000

Median sale price

Median price $1,005,477 Property Type House Suburb Greensborough

Period - From 10/05/2025 to 09/11/2025 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
1/57 Warwick Rd Greensborough	$990,000	11/10/2025
109 Nell St Greensborough	$981,000	04/10/2025
16 Collendina Cres Greensborough	$1,040,000	06/09/2025

This Statement of Information was prepared on: 10/11/2025