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	71 Plenty River Drive, Greensborough VIC 3088

Indicative selling price

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

Single price	$975,000

Median sale price

Median price	$1,006,000	Property Type	House	Suburb	Greensborough
Period - From	17/05/2025	to	15/11/2025	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 Byrne Crescent Watsonia North VIC	$955,000	11/08/2025
16 Medbury Avenue Watsonia VIC	$941,000	26/05/2025
153 Nell Street Greensborough VIC	$960,000	16/10/2025

This Statement of Information was prepared on: 17/11/2025