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	17 Wanbanna Avenue, Greensborough VIC 3088

Indicative selling price

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

Range between $890,000 & $960,000

Median sale price

Median price $1,005,239 Property Type House Suburb Greensborough

Period - From 01/05/2025 to 30/10/2025 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
44 Corowa Crescent Greensborough VIC	$940,200	21/10/2025
3 Myoora Court Greensborough VIC	$925,000	23/08/2025
14 Corowa Crescent Greensborough VIC	$899,000	26/08/2025

This Statement of Information was prepared on: 31/10/2025