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	1/63 Alexandra Street, Greensborough Vic 3088

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $1,030,000 Property Type House Suburb Greensborough

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	1/15 Alexandra St GREENSBOROUGH 3088	$820,000	22/11/2025
2	3/67 Alexandra St GREENSBOROUGH 3088	$855,000	15/11/2025
3	1/57 Delta Rd GREENSBOROUGH 3088	$791,000	18/07/2025

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: 24/11/2025 11:34

1/63 Alexandra Street, Greensborough Vic 3088

JellisCraig

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au

Indicative Selling Price
$780,000 - $850,000
Median House Price
September quarter 2025: $1,030,000



Property Type:
Agent Comments

Comparable Properties



1/15 Alexandra St GREENSBOROUGH 3088 (REI)

4 1 2

Agent Comments

Price: $820,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 213 sqm approx



3/67 Alexandra St GREENSBOROUGH 3088 (REI)

3 1 2

Agent Comments

Price: $855,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 135 sqm approx



1/57 Delta Rd GREENSBOROUGH 3088 (REI/VG)

3 1 2

Agent Comments

Price: $791,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 374 sqm approx

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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