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	13 Liat Way, Greensborough Vic 3088

Indicative selling price

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

Single price $1,275,000

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	26 Alexander St MONTMORENCY 3094	$1,261,500	15/10/2025
2	8 Lindsay St MACLEOD 3085	$1,270,000	06/09/2025
3	7 Binowee Av YALLAMBIE 3085	$1,241,000	27/06/2025

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: 26/11/2025 09:08

13 Liat Way, Greensborough Vic 3088

JellisCraig

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,275,000
Median House Price
September quarter 2025: $1,030,000

Comparable Properties



26 Alexander St MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,261,500
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 670 sqm approx

Agent Comments



8 Lindsay St MACLEOD 3085 (REI/VG)

4 3 4

Price: $1,270,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



7 Binowee Av YALLAMBIE 3085 (REI/VG)

5 4 2

Price: $1,241,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 555 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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