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	191 Hickling Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between $1,025,000 & $1,125,000

Median sale price

Median price $1,025,000 Property Type House Suburb Greensborough

Period - From 01/10/2024 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	56 Warralong Av GREENSBOROUGH 3088	$1,100,000	29/10/2025
2	11 Eclipse Cr WATSONIA 3087	$1,111,000	23/08/2025
3	4 Karrin Cl YALLAMBIE 3085	$1,125,000	19/07/2025

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: 06/11/2025 08:17

191 Hickling Avenue, Greensborough Vic 3088

JellisCraig

Elliott Taylor
03 9432 1444
0412 658 137
elliotttaylor@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,025,000 - $1,125,000
Median House Price
Year ending September 2025: $1,025,000

Comparable Properties



56 Warralong Av GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 643 sqm approx

Agent Comments



11 Eclipse Cr WATSONIA 3087 (REI/VG)

4 2 4

Price: $1,111,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



4 Karrin Cl YALLAMBIE 3085 (REI/VG)

3 2 2

Price: $1,125,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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