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<br>Including suburb and postcode | 42 Avandina Crescent, Greensborough Vic 3088 |

## Indicative selling price

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

Range between $850,000 & $925,000

## 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 | 12 Jarrah Ct GREENSBOROUGH 3088 | $885,000 | 20/09/2025 |
| 2 | 167 St Helena Rd GREENSBOROUGH 3088 | $925,000 | 18/09/2025 |
| 3 | 101 Nell St GREENSBOROUGH 3088 | $897,000 | 06/09/2025 |

**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: 04/10/2025 13:21

# 42 Avandina Crescent, Greensborough Vic 3088

JellisCraig

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



3

**Rooms:** 4
**Property Type:** House (Res)
**Land Size:** 612.809 sqm approx

Agent Comments

**Indicative Selling Price**
$850,000 - $925,000
**Median House Price**
Year ending September 2025: $1,025,000

## Comparable Properties



**12 Jarrah Ct GREENSBOROUGH 3088 (REI)**

3 1 2

**Price:** $885,000
**Method:** Private Sale
**Date:** 20/09/2025
**Property Type:** House
**Land Size:** 530 sqm approx

Agent Comments



**167 St Helena Rd GREENSBOROUGH 3088 (REI)**

3 1 2

**Price:** $925,000
**Method:** Private Sale
**Date:** 18/09/2025
**Property Type:** House
**Land Size:** 881 sqm approx

Agent Comments



**101 Nell St GREENSBOROUGH 3088 (REI)**

3 1 2

**Price:** $897,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** House (Res)
**Land Size:** 531 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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