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	24 Lyell Parade, Greensborough VIC 3088

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price

Median price $1,006,000 Property Type House Suburb Greensborough

Period - From 05/05/2025 to 03/11/2025 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
7 Delta Road Greensborough VIC	$894,000	09/08/2025
4 Elsie Street Greensborough	$870,000	25/09/2025
101 Nell Street Greensborough	$897,000	06/09/2025

This Statement of Information was prepared on: 05/11/2025