# 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 | 231 St Helena Road, Greensborough VIC 3088 |

## Indicative selling price

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

Range between $1,150,000 & $1,260,000

## Median sale price

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

Period - From 24/05/2025 to 23/11/2025 Source price_finder

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3 BALLANDRY CRESCENT GREENSBOROUGH VIC 3088 | $1,165,000 | 26/07/2025 |
| 4 TOOMBARRA PLACE GREENSBOROUGH VIC 3088 | $1,062,000 | 21/06/2025 |
| | | |

This Statement of Information was prepared on: 24/11/2025