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	12 Terrigal Place, Greensborough Vic 3088

Indicative selling price

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

Single price $1,340,000

Median sale price

Median price $1,032,750 Property Type House Suburb Greensborough

Period - From 05/12/2024 to 04/12/2025 Source Property Data

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	32 Patrick Cl GREENSBOROUGH 3088	$1,340,000	15/11/2025
2	59 Allumba Dr ST HELENA 3088	$1,250,000	09/10/2025
3	2 Tathra Pl ST HELENA 3088	$1,320,000	02/09/2025

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: 05/12/2025 09:04

12 Terrigal Place, Greensborough Vic 3088

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House
Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price
$1,340,000
Median House Price
05/12/2024 - 04/12/2025: $1,032,750

Comparable Properties



32 Patrick Cl GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,340,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



59 Allumba Dr ST HELENA 3088 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 944 sqm approx

Agent Comments



2 Tathra Pl ST HELENA 3088 (REI/VG)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 923 sqm approx

Agent Comments

REIV THE DIFFERENCE

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