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	3 Tracey Place, Greensborough Vic 3088

Indicative selling price

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

Range between $960,000 & $1,050,000

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	32 Corowa Cr GREENSBOROUGH 3088	$1,040,000	23/09/2025
2	3 Yatama Ct GREENSBOROUGH 3088	$958,000	26/08/2025
3	18 Nokuna Ct GREENSBOROUGH 3088	$1,050,000	28/07/2025

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: 19/11/2025 13:22

3 Tracey Place, Greensborough Vic 3088

JellisCraig

Olivia Debono
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Property Type:
Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
Year ending September 2025: $1,025,000

Comparable Properties

32 Corowa Cr GREENSBOROUGH 3088 (REI)

4 2 2

Agent Comments

Price: $1,040,000
Method: Private Sale
Date: 23/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 669 sqm approx



3 Yatama Ct GREENSBOROUGH 3088 (REI/VG)

4 3 3

Agent Comments

Price: $958,000
Method: Private Sale
Date: 26/08/2025
Rooms: 7
Property Type: House (Res)
Land Size: 572 sqm approx



18 Nokuna Ct GREENSBOROUGH 3088 (REI/VG)

4 2 2

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 549 sqm approx

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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