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	54 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between $800,000 & $880,000

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	4 Elsie St GREENSBOROUGH 3088	$870,000	25/09/2025
2	6 Warralong Av GREENSBOROUGH 3088	$867,000	17/09/2025
3	18 Elder St WATSONIA 3087	$855,000	15/09/2025

OR

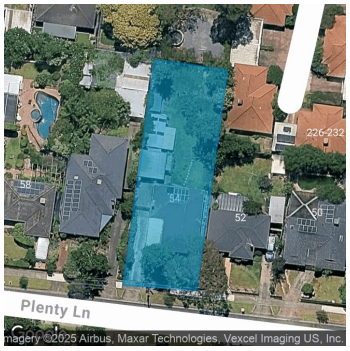
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/11/2025 16:42

54 Plenty Lane, Greensborough Vic 3088

JellisCraig

Brett Sparks
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Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending September 2025: $1,025,000

Comparable Properties



4 Elsie St GREENSBOROUGH 3088 (REI)

3 2 2

Price: $870,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments



6 Warralong Av GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $867,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments



18 Elder St WATSONIA 3087 (REI/VG)

3 1 1

Price: $855,000
Method: Private Sale
Date: 15/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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