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	2 Charles Street, Greensborough Vic 3088

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,030,000 Property Type House Suburb Greensborough

Period - From 01/07/2025 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	93 Plenty La GREENSBOROUGH 3088	$1,213,500	05/11/2025
2	56 Warralong Av GREENSBOROUGH 3088	$1,100,000	29/10/2025
3	20 Beewar St GREENSBOROUGH 3088	$1,152,000	26/08/2025

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: 01/12/2025 14:09

2 Charles Street, Greensborough Vic 3088

JellisCraig

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,030,000

Comparable Properties



93 Plenty La GREENSBOROUGH 3088 (REI)

4 2 2

Agent Comments

Price: $1,213,500
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 536 sqm approx



56 Warralong Av GREENSBOROUGH 3088 (REI)

3 2 2

Agent Comments

Price: $1,100,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 643 sqm approx



20 Beewar St GREENSBOROUGH 3088 (REI/VG)

4 2 4

Agent Comments

Price: $1,152,000
Method: Private Sale
Date: 26/08/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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