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	1/8 Lyell Parade, Greensborough Vic 3088

Indicative selling price

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

Range between $890,000 & $975,000

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	54 Plenty La GREENSBOROUGH 3088	$960,000	15/12/2025
2	36 Sainsbury Av GREENSBOROUGH 3088	$892,000	14/11/2025
3	2/7 Campbell Rd BRIAR HILL 3088	$875,000	20/10/2025

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: 23/12/2025 12:22

1/8 Lyell Parade, Greensborough Vic 3088

JellisCraig

Daniel O'Regan
03 9432 1444
0403 662 260
danieloregan@jelliscraig.com.au



3 2 1

Property Type: Townhouse (Single)
Land Size: 262 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $975,000
Median House Price
Year ending September 2025: $1,025,000

Comparable Properties



54 Plenty La GREENSBOROUGH 3088 (REI)

3 1 2

Price: $960,000
Method: Sold Before Auction
Date: 15/12/2025
Property Type: House (Res)
Land Size: 872 sqm approx

Agent Comments

36 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $892,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



2/7 Campbell Rd BRIAR HILL 3088 (REI/VG)

3 2 1

Price: $875,000
Method: Private Sale
Date: 20/10/2025
Rooms: 5
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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