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	10a Lemon Tree Lane, Greensborough Vic 3088

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $785,000 Property Type Townhouse Suburb Greensborough

Period - From 04/12/2024 to 03/12/2025 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	4/6 Papua St WATSONIA 3087	$749,000	12/11/2025
2	2/154 Nell St GREENSBOROUGH 3088	$760,000	13/10/2025
3	2/150 Somers Av MACLEOD 3085	$762,000	18/09/2025

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: 04/12/2025 10:42

10a Lemon Tree Lane, Greensborough Vic 3088

Olivia Debono
03 9432 1444
0449 528 100
oliviadebono@jelliscraig.com.au



3 2 1

Rooms: 5
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$730,000 - $780,000
Median Townhouse Price
04/12/2024 - 03/12/2025: $785,000

Comparable Properties



4/6 Papua St WATSONIA 3087 (REI)

3 2 1

Price: $749,000
Method: Private Sale
Date: 12/11/2025
Property Type: Unit

Agent Comments



2/154 Nell St GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $760,000
Method: Private Sale
Date: 13/10/2025
Rooms: 6
Property Type: House (Res)

Agent Comments



2/150 Somers Av MACLEOD 3085 (REI/VG)

3 1 1

Price: $762,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 94321444

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