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	2/21 Lorimer Street, Greensborough Vic 3088

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $787,500 Property Type Townhouse Suburb Greensborough

Period - From 27/01/2025 to 26/01/2026 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	3/7 Mcdowell St GREENSBOROUGH 3088	$740,000	10/11/2025
2	3 Dunn St WATSONIA 3087	$772,500	11/10/2025
3	1/53-55 Warwick Rd GREENSBOROUGH 3088	$730,000	25/08/2025

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: 27/01/2026 15:44

2/21 Lorimer Street, Greensborough Vic 3088

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



2 1 2

Property Type: Townhouse
Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Townhouse Price
27/01/2025 - 26/01/2026: $787,500

Comparable Properties



3/7 Mcdowell St GREENSBOROUGH 3088 (REI)

2 1 2

Price: $740,000
Method: Private Sale
Date: 10/11/2025
Property Type: Unit

Agent Comments



3 Dunn St WATSONIA 3087 (REI/VG)

2 1 2

Price: $772,500
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments



1/53-55 Warwick Rd GREENSBOROUGH 3088 (REI)

2 1 2

Price: $730,000
Method: Private Sale
Date: 25/08/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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