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	7 Warrool Court, Greensborough Vic 3088

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $1,022,500 Property Type House Suburb Greensborough

Period - From 03/02/2025 to 02/02/2026 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	12 Mine St GREENSBOROUGH 3088	$820,000	18/01/2026
2	8 Saxon Ct GREENSBOROUGH 3088	$830,000	24/11/2025
3	30 Grant St WATSONIA NORTH 3087	$825,000	07/11/2025

OR

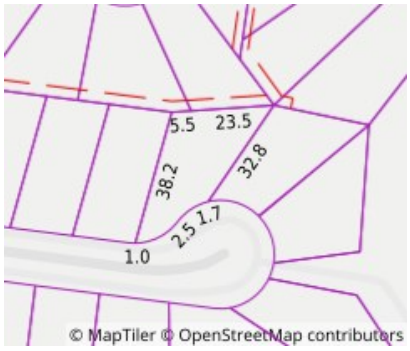
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/02/2026 09:56

7 Warrool Court, Greensborough Vic 3088

JellisCraig

Luke Coventry
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Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
03/02/2025 - 02/02/2026: $1,022,500

Comparable Properties



12 Mine St GREENSBOROUGH 3088 (REI)

3 | 1 | -

Price: $820,000
Method: Private Sale
Date: 18/01/2026
Property Type: House
Land Size: 770 sqm approx

Agent Comments



8 Saxon Ct GREENSBOROUGH 3088 (REI/VG)

3 | 2 | 3

Price: $830,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 406 sqm approx

Agent Comments



30 Grant St WATSONIA NORTH 3087 (REI/VG)

3 | 1 | 3

Price: $825,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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