

# 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 3/56-58 Greenhill Road, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$820,000

### Median sale price

Median price \$749,000 Property Type Unit Suburb Greensborough

Period - From 01/10/2025 to 31/12/2025 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	3/11 Warwick Rd GREENSBOROUGH 3088	\$831,000	27/11/2025
2	2/7 Campbell Rd BRIAR HILL 3088	\$875,000	20/10/2025
3	2/16 Boulton Ct GREENSBOROUGH 3088	\$791,000	30/08/2025

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: 16/02/2026 11:26



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**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$770,000 - \$820,000

**Median Unit Price**

December quarter 2025: \$749,000

## Comparable Properties



**3/11 Warwick Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$831,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** Unit



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

**Agent Comments**

 3    2    1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 20/10/2025

**Rooms:** 5

**Property Type:** Unit



**2/16 Boulton Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$791,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Unit

**Land Size:** 275 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243