

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$729,500 Property Type Unit Suburb Greensborough

Period - From 01/04/2025 to 31/03/2026 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: 28/05/2026 08:07



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$730,000 - \$760,000
Median Unit Price
Year ending March 2026: \$729,500

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.

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

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