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	227a Para Road, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$740,000
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Median sale price

Median price	\$1,025,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/10/2024	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	2/4 Box Rd BRIAR HILL 3088	\$795,000	21/10/2025
2	2/231 Elder St GREENSBOROUGH 3088	\$797,000	04/10/2025
3	1/57 Delta Rd GREENSBOROUGH 3088	\$791,000	18/07/2025

OR

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

This Statement of Information was prepared on:	18/11/2025 14:13













Property Type: House Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$740,000 **Median House Price**

Year ending September 2025: \$1,025,000

Comparable Properties



2/4 Box Rd BRIAR HILL 3088 (REI)

Price: \$795,000





Method: Auction Sale Date: 21/10/2025 Property Type: House (Res)

Land Size: 449 sqm approx

Agent Comments



2/231 Elder St GREENSBOROUGH 3088 (REI)







Agent Comments

Price: \$797,000 Method: Auction Sale Date: 04/10/2025 Property Type: Unit

Land Size: 265 sqm approx

1/57 Delta Rd GREENSBOROUGH 3088 (REI/VG)





Agent Comments

Price: \$791,000 Method: Private Sale Date: 18/07/2025 Property Type: House Land Size: 374 sqm approx

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





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