

# 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

3/8 Paterson Crescent, 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

\$585,000

&

\$643,500

### 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	4/6-8 Alexandra St GREENSBOROUGH 3088	\$590,000	26/11/2025
2	6/1-3 Mcdowell St GREENSBOROUGH 3088	\$739,000	24/11/2025
3	4/45 Para Rd MONTMORENCY 3094	\$620,000	06/11/2025

**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:

23/01/2026 15:05



 2  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$585,000 - \$643,500

**Median Unit Price**

December quarter 2025: \$749,000

## Comparable Properties



**4/6-8 Alexandra St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Unit



**6/1-3 McDowell St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$739,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** Unit



**4/45 Para Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Unit

**Land Size:** 135 sqm approx

**Account - Barry Plant** | P: 03 9842 8888