

# 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

17/143 St Helena 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,034,000

Property Type House

Suburb Greensborough

Period - From 01/04/2025

to

30/06/2025

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 Ballandry Cr GREENSBOROUGH 3088	\$1,165,000	26/07/2025
2	243 St Helena Rd GREENSBOROUGH 3088	\$935,000	17/05/2025
3	1/44 Lilicur Rd MONTMORENCY 3094	\$1,380,000	22/04/2025

**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:

27/08/2025 17:23



 4  2  2

**Property Type:** House  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
June quarter 2025: \$1,034,000

## Comparable Properties



**3 Ballandry Cr GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 26/07/2025  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**243 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx



**1/44 Lilicur Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 22/04/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 526 sqm approx

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