Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	17/143 St Helena Road, Greensborough Vic 3088
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Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,034,000	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale







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

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

Comparable Properties



3 Ballandry Cr GREENSBOROUGH 3088 (REI/VG)

Price: \$1,165,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 684 sqm approx

Agent Comments



243 St Helena Rd GREENSBOROUGH 3088 (REI/VG)





Agent Comments

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



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





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