

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
9 Toorak Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price	\$1,030,000	Property Type	House	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	38 Meliodora Cr GREENSBOROUGH 3088	\$1,900,000	27/11/2025
2	13 Tetragona Way DIAMOND CREEK 3089	\$1,820,000	15/11/2025
3	4 Toorak Ct GREENSBOROUGH 3088	\$2,050,000	16/07/2025

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:

15/01/2026 16:51



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Property Type: House**Land Size:** 1018 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2025: \$1,030,000

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

**38 Melliodora Cr GREENSBOROUGH 3088 (REI)**[Agent Comments](#)

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2



3

Price: \$1,900,000**Method:** Private Sale**Date:** 27/11/2025**Rooms:** 9**Property Type:** House (Res)**Land Size:** 1040 sqm approx**13 Tetragona Way DIAMOND CREEK 3089 (REI)**[Agent Comments](#)

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2

Price: \$1,820,000**Method:** Sold Before Auction**Date:** 15/11/2025**Property Type:** House (Res)**Land Size:** 1350 sqm approx**4 Toorak Ct GREENSBOROUGH 3088 (REI/VG)**[Agent Comments](#)

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Price: \$2,050,000**Method:** Private Sale**Date:** 16/07/2025**Rooms:** 8**Property Type:** House (Res)**Land Size:** 1000 sqm approx

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