

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

1/71 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Greensborough

Period - From 01/01/2026 to 31/03/2026 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	19 Warralong Av GREENSBOROUGH 3088	\$950,000	12/05/2026
2	9 Donald St GREENSBOROUGH 3088	\$980,000	21/03/2026
3	15 Warruga Pl GREENSBOROUGH 3088	\$920,000	31/01/2026

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:

21/05/2026 10:22



4 2 1

Property Type: Unit

Land Size: 528 sqm approx

Agent Comments

Comparable Properties



19 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 3

Price: \$950,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 674 sqm approx



9 Donald St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 521 sqm approx

15 Warruga Pl GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$920,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 558 sqm approx