

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 Tamboon Drive, Greensborough Vic 3088

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,021,250

Property Type

House

Suburb

Greensborough

Period - From

26/06/2025

to

25/06/2026

Source

Property Data

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	23 St Helena Rd GREENSBOROUGH 3088	\$900,000	03/06/2026
2	1133 Main Rd ELTHAM 3095	\$850,000	03/05/2026
3	12 Ridge Rd GREENSBOROUGH 3088	\$920,000	21/02/2026

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:

26/06/2026 10:28



Property Type: House (Previously Occupied - Detached)

Land Size: 783 sqm approx

Agent Comments

Comparable Properties



23 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 966 sqm approx



1133 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 03/05/2026

Property Type: House

Land Size: 1134 sqm approx



12 Ridge Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 804 sqm approx