

# 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

10 Carinya 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,001,000 Property Type House Suburb Greensborough

Period - From 01/01/2025 to 31/03/2025 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	159 Watsonia Rd WATSONIA 3087	\$820,000	14/05/2025
2	62 Poulter Av GREENSBOROUGH 3088	\$881,000	26/04/2025
3	16 Hinkler Av MACLEOD 3085	\$881,000	10/04/2025

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:

28/05/2025 14:40



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 873 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
March quarter 2025: \$1,001,000

## Comparable Properties



**159 Watsonia Rd WATSONIA 3087 (REI)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 14/05/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 543 sqm approx



**62 Poulter Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$881,000  
**Method:** Private Sale  
**Date:** 26/04/2025  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**16 Hinkler Av MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$881,000  
**Method:** Private Sale  
**Date:** 10/04/2025  
**Property Type:** House  
**Land Size:** 623 sqm approx