

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

115 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Greensborough

Period - From 01/04/2024 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	3 Adeline St GREENSBOROUGH 3088	\$870,000	26/02/2025
2	78 Kenmare St WATSONIA 3087	\$711,000	25/02/2025
3	14 French Ct WATSONIA 3087	\$828,000	08/02/2025

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:

29/04/2025 14:59



2 1 1

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



3 Adeline St GREENSBOROUGH 3088 (REI/VG)

2 1 2

Price: \$870,000

Method: Private Sale

Date: 26/02/2025

Property Type: House

Land Size: 836 sqm approx

Agent Comments

Larger land



78 Kenmare St WATSONIA 3087 (REI/VG)

2 1 1

Price: \$711,000

Method: Private Sale

Date: 25/02/2025

Rooms: 5

Property Type: House (Res)

Agent Comments

smaller land. Inferior to subject property



14 French Ct WATSONIA 3087 (REI/VG)

2 1 2

Price: \$828,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

smaller land. very modern updates.