

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

144 Grimshaw Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$840,000 & \$910,000

Median sale price

Median price \$1,006,000 Property Type House Suburb Greensborough

Period - From 01/04/2026 to 30/06/2026 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	2 Browning Ct WATSONIA NORTH 3087	\$855,000	13/07/2026
2	5a Batman Wlk GREENSBOROUGH 3088	\$872,000	20/06/2026
3	18 Russell St GREENSBOROUGH 3088	\$917,500	29/05/2026

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:

28/07/2026 12:29



Rooms: 6

Property Type: House

Land Size: 461 sqm approx

Agent Comments

Comparable Properties



2 Browning Ct WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 13/07/2026

Property Type: House (Res)

Land Size: 539 sqm approx



5a Batman Wlk GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$872,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Townhouse (Res)

Land Size: 380 sqm approx



18 Russell St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$917,500

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 645 sqm approx