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	16 Diamond Creek Road, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,005,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	13/05/2024	to	12/05/2025		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

Add	dress of comparable property	Price	Date of sale
1	141 Mountain View Rd BRIAR HILL 3088	\$755,000	12/04/2025
2	96 Delta Rd GREENSBOROUGH 3088	\$775,000	03/12/2024
3	32 Bannerman Av GREENSBOROUGH 3088	\$720,000	19/11/2024

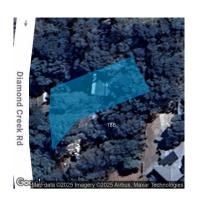
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/05/2025 12:42









Rooms: 5

Property Type: House Land Size: 859 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median House Price** 13/05/2024 - 12/05/2025: \$1,005,000

Comparable Properties



141 Mountain View Rd BRIAR HILL 3088 (REI)







Agent Comments

Price: \$755,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 676 sqm approx



96 Delta Rd GREENSBOROUGH 3088 (REI/VG)

3







Agent Comments

Price: \$775,000 Method: Private Sale Date: 03/12/2024

Rooms: 6

Property Type: House (Res) Land Size: 560 sqm approx

3



32 Bannerman Av GREENSBOROUGH 3088 (VG)

Agent Comments

Price: \$720,000 Method: Sale Date: 19/11/2024

Property Type: House (Res) Land Size: 1149 sqm approx

Account - Jellis Craig | P: 03 94321444





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