

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

2/29 Warwick Road, 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

\$740,500

Property Type

Unit

Suburb

Greensborough

Period - From

01/01/2026

to

31/03/2026

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	10a Lemon Tree La GREENSBOROUGH 3088	\$780,000	23/01/2026
2	15/39 William St GREENSBOROUGH 3088	\$829,950	14/12/2025
3	3/11 Warwick Rd GREENSBOROUGH 3088	\$831,000	27/11/2025

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:

09/04/2026 12:45



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



10a Lemon Tree La GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Res)

Land Size: 165 sqm approx



15/39 William St GREENSBOROUGH 3088 (VG)

Agent Comments



Price: \$829,950

Method: Sale

Date: 14/12/2025

Property Type: Flat/Unit/Apartment (Res)



3/11 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$831,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit