

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 Akima Close, Greensborough Vic 3088

Indicative selling price

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

Single price

\$970,000

Median sale price

Median price

\$1,021,250

Property Type

House

Suburb

Greensborough

Period - From

08/07/2025

to

07/07/2026

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	Price	Date of sale
1	14 Bunyarra Ct GREENSBOROUGH 3088	\$1,030,000	25/06/2026
2	35 Middleton St WATSONIA NORTH 3087	\$965,000	28/03/2026
3	7 Simmons Ct GREENSBOROUGH 3088	\$990,000	18/02/2026

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:

08/07/2026 15:20

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Indicative Selling Price

\$970,000

Median House Price

08/07/2025 - 07/07/2026: \$1,021,250



 3  2  2

Property Type: House

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



14 Bunyarra Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$1,030,000

Method: Private Sale

Date: 25/06/2026

Property Type: House (Res)



35 Middleton St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  2

Price: \$965,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 533 sqm approx



7 Simmons Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$990,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 869.10 sqm approx