

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 Mckenzie Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$940,000 & \$1,030,000

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	31 Tarcoola Dr YALLAMBIE 3085	\$935,000	12/04/2025
2	18 Bimbadeen Cr YALLAMBIE 3085	\$980,000	05/04/2025
3	64 Nepean St WATSONIA 3087	\$1,030,000	15/03/2025

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:

13/05/2025 16:52



4 2 2

Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



31 Tarcoola Dr YALLAMBIE 3085 (REI)

Agent Comments

3 2 2

Price: \$935,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House



18 Bimbadeen Cr YALLAMBIE 3085 (REI)

Agent Comments

4 2 3

Price: \$980,000

Method: Sold Before Auction

Date: 05/04/2025

Property Type: House (Res)

Land Size: 525 sqm approx



64 Nepean St WATSONIA 3087 (REI/VG)

Agent Comments

4 2 -

Price: \$1,030,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 557 sqm approx