

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

24 Howard Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$870,000 & \$920,000

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	27 Nepean St WATSONIA 3087	\$870,000	09/04/2025
2	3 Adeline St GREENSBOROUGH 3088	\$870,000	26/02/2025
3	14 Joyce Av GREENSBOROUGH 3088	\$930,000	07/02/2025

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:

02/05/2025 12:00



Property Type:
Divorce/Estate/Family Transfers
Land Size: 577 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median House Price
Year ending March 2025: \$1,010,000

Comparable Properties



27 Nepean St WATSONIA 3087 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 09/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 577 sqm approx



3 Adeline St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 836 sqm approx



14 Joyce Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 654 sqm approx

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