

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

266 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$1,027,500

Property Type

House

Suburb

Greensborough

Period - From

01/07/2025

to

30/06/2026

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	66 Fernside Av BRIAR HILL 3088	\$930,000	23/06/2026
2	18 Russell St GREENSBOROUGH 3088	\$917,500	29/05/2026
3	20 Greta St GREENSBOROUGH 3088	\$880,000	03/04/2026

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:

20/08/2026 12:59

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Indicative Selling Price

\$850,000 - \$920,000

Median House Price

Year ending June 2026: \$1,027,500



Property Type:
Agent Comments

Comparable Properties



66 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

3 1 2

Price: \$930,000
Method: Private Sale
Date: 23/06/2026
Property Type: House
Land Size: 496 sqm approx



18 Russell St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$917,500
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 645 sqm approx



20 Greta St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 03/04/2026
Rooms: 7
Property Type: House (Res)
Land Size: 600 sqm approx