

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

269 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,175,000

&

\$1,275,000

Median sale price

Median price \$1,060,000

Property Type House

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	27 Ridge Rd GREENSBOROUGH 3088	\$1,170,000	04/05/2026
2	14 Allumba Dr ST HELENA 3088	\$1,320,000	14/04/2026
3	51 Corowa Cr GREENSBOROUGH 3088	\$1,220,000	26/03/2026

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:

21/05/2026 13:15

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Indicative Selling Price

\$1,175,000 - \$1,275,000

Median House Price

March quarter 2026: \$1,060,000



Property Type: House (Previously Occupied - Detached)
Land Size: 573 sqm approx
Agent Comments

Comparable Properties



27 Ridge Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 04/05/2026
Rooms: 11
Property Type: House (Res)
Land Size: 801 sqm approx



14 Allumba Dr ST HELENA 3088 (REI)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 14/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 747 sqm approx



51 Corowa Cr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 931 sqm approx

Account - Jellis Craig | P: 03 94321444