

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

2c Boulton Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$729,000 Property Type Unit 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	32/227-229 Nepean St GREENSBOROUGH 3088	\$660,000	25/06/2026
2	2/60 Warwick Rd GREENSBOROUGH 3088	\$700,000	23/06/2026
3	4/177 Mountain View Rd GREENSBOROUGH 3088	\$729,000	16/06/2026

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: 10/09/2026 11:19

Luke Coventry

03 9432 1444

0411 233 579

lukecoventry@jellisrcraig.com.au

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

Year ending June 2026: \$729,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



32/227-229 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 25/06/2026

Property Type: Unit



2/60 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 23/06/2026

Property Type: Unit



4/177 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$729,000

Method: Private Sale

Date: 16/06/2026

Property Type: Unit

Account - Jellis Craig | P: 03 94321444