

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

3/31 Paterson Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$740,500 Property Type Unit 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	5/41 Rattray Rd MONTMORENCY 3094	\$625,000	11/04/2026
2	3/159 Grimshaw St GREENSBOROUGH 3088	\$627,000	02/04/2026
3	3/8 Paterson Cr GREENSBOROUGH 3088	\$620,000	12/03/2026

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:

25/05/2026 09:50

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2026: \$740,500



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/41 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 11/04/2026
Rooms: 3
Property Type: Unit
Land Size: 172 sqm approx



3/159 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$627,000
Method: Private Sale
Date: 02/04/2026
Property Type: Unit
Land Size: 124 sqm approx



3/8 Paterson Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit

Account - Jellis Craig | P: 03 94321444