

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 Simmons Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$1,006,000 Property Type House Suburb Greensborough

Period - From 01/04/2026 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	8 Glen Valley Ct GREENSBOROUGH 3088	\$812,000	18/05/2026
2	180 Mountain View Rd BRIAR HILL 3088	\$790,000	18/05/2026
3	11 Campbell Rd BRIAR HILL 3088	\$880,000	02/05/2026

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:

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Indicative Selling Price

\$780,000 - \$840,000

Median House Price

June quarter 2026: \$1,006,000



Property Type:

Agent Comments

Comparable Properties



8 Glen Valley Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$812,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 750 sqm approx



180 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 596 sqm approx



11 Campbell Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 422 sqm approx

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