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

37 Eastgate Drive, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$960,000		&		\$1,050,000			
Median sale price								
Median price	\$1,010,000	Pro	operty Type	Hou	se		Suburb	Greensborough
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Wanbanna Av GREENSBOROUGH 3088	\$1,060,000	14/05/2025
2	2 Wanda Ct GREENSBOROUGH 3088	\$1,015,000	14/04/2025
3	3 Loorea Ct GREENSBOROUGH 3088	\$1,043,000	08/04/2025

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:

28/05/2025 14:11









Rooms: 5 Property Type: House Land Size: 581 sqm approx Agent Comments Brett Sparks 94321444 0411131938 brettsparks@jelliscraig.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price Year ending March 2025: \$1,010,000

Comparable Properties

2 Wanbanna Av GREENSBOROUGH 3088 (REI) 4 2 2 2 Price: \$1,060,000 Method: Private Sale Date: 14/05/2025 Property Type: House (Res) Land Size: 553 sqm approx	Agent Comments
2 Wanda Ct GREENSBOROUGH 3088 (REI/VG) 3 2 3 Price: \$1,015,000 Method: Private Sale Date: 14/04/2025 Property Type: House Land Size: 609 sqm approx	Agent Comments
3 Loorea Ct GREENSBOROUGH 3088 (REI) 4 2 2 Price: \$1,043,000 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 709 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 94321444



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