

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 between \$960,000 & \$1,050,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Greensborough

Period - From 01/04/2024 to 31/03/2025 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	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



 3  2  2

Rooms: 5

Property Type: House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



2 Wanbanna Av GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,060,000

Method: Private Sale

Date: 14/05/2025

Property Type: House (Res)

Land Size: 553 sqm approx



2 Wanda Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,015,000

Method: Private Sale

Date: 14/04/2025

Property Type: House

Land Size: 609 sqm approx



3 Loorea Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,043,000

Method: Private Sale

Date: 08/04/2025

Property Type: House

Land Size: 709 sqm approx