

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

4 Yonde Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,060,000

Property Type House

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	11 Bunyarra Ct GREENSBOROUGH 3088	\$1,000,000	05/06/2026
2	2 Odenpa Ct GREENSBOROUGH 3088	\$1,041,000	02/04/2026
3	7 Punkerri Cirt GREENSBOROUGH 3088	\$1,035,000	14/03/2026

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:

22/06/2026 13:26



Rooms: 5

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



11 Bunyarra Ct GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 05/06/2026

Property Type: House (Res)

Land Size: 786 sqm approx



2 Odenpa Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,041,000

Method: Sold Before Auction

Date: 02/04/2026

Property Type: House (Res)

Land Size: 657 sqm approx



7 Punkerri Cirt GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,035,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 651 sqm approx