

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

52 Eastgate Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,027,500 Property Type House Suburb Greensborough

Period - From 01/07/2025 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	56 Booyan Cr GREENSBOROUGH 3088	\$930,000	29/06/2026
2	23 St Helena Rd GREENSBOROUGH 3088	\$900,000	03/06/2026
3	8 Dwyer Pl GREENSBOROUGH 3088	\$925,000	18/04/2026

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:

24/08/2026 09:45

52 Eastgate Drive, Greensborough Vic 3088

Kate Donaldson

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

Year ending June 2026: \$1,027,500



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



56 Booyan Cr GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 29/06/2026

Property Type: House

Land Size: 834 sqm approx



23 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 03/06/2026

Property Type: House (Res)

Land Size: 966 sqm approx



8 Dwyer Pl GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$925,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 534 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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