

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

86 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,050,000

&

\$1,125,000

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	36 Princes St WATSONIA 3087	\$1,060,000	01/08/2026
2	22 Jessop St GREENSBOROUGH 3088	\$1,170,000	12/06/2026
3	45 Nell St GREENSBOROUGH 3088	\$1,120,000	20/05/2026

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:

06/08/2026 16:02

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Indicative Selling Price

\$1,050,000 - \$1,125,000

Median House Price

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



3 2 2

Rooms: 6**Property Type:** House (Res)**Land Size:** 800 sqm approx

Agent Comments

Comparable Properties

**36 Princes St WATSONIA 3087 (REI)**

Agent Comments

3 1 1

Price: \$1,060,000**Method:** Auction Sale**Date:** 01/08/2026**Property Type:** House**Land Size:** 696 sqm approx**22 Jessop St GREENSBOROUGH 3088 (REI)**

Agent Comments

3 2 5

Price: \$1,170,000**Method:** Private Sale**Date:** 12/06/2026**Property Type:** House**Land Size:** 711 sqm approx**45 Nell St GREENSBOROUGH 3088 (REI)**

Agent Comments

3 2 2

Price: \$1,120,000**Method:** Private Sale**Date:** 20/05/2026**Property Type:** House**Land Size:** 588 sqm approx