

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 Elsie Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,001,000 Property Type House Suburb Greensborough

Period - From 07/07/2024 to 06/07/2025 Source Property Data

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	62 Poulter Av GREENSBOROUGH 3088	\$881,000	26/04/2025
2	27 Nepean St WATSONIA 3087	\$870,000	09/04/2025
3	145 Nell St GREENSBOROUGH 3088	\$872,888	21/03/2025

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:

07/07/2025 12:53

4 Elsie Street, Greensborough Vic 3088

**Jellis
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$920,000

Median House Price

07/07/2024 - 06/07/2025: \$1,001,000

Comparable Properties



62 Poulter Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$881,000

Method: Private Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 604 sqm approx



27 Nepean St WATSONIA 3087 (REI/VG)

Agent Comments

 3  1  1

Price: \$870,000

Method: Private Sale

Date: 09/04/2025

Rooms: 5

Property Type: House (Res)

Land Size: 577 sqm approx



145 Nell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$872,888

Method: Private Sale

Date: 21/03/2025

Property Type: House

Land Size: 569 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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