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 betweer	\$860,000		&		\$920,000			
Median sale price								
Median price	\$1,001,000	Pro	Property Type		House		Suburb	Greensborough
Period - From	07/07/2024	to	06/07/2025		So	urce	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.

Add	dress 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:

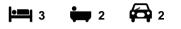
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Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au





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) 3 2 2 2 Price: \$881,000 Method: Private Sale Date: 26/04/2025 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments
27 Nepean St WATSONIA 3087 (REI/VG) 3 1 1 1 Price: \$870,000 Method: Private Sale Date: 09/04/2025 Rooms: 5 Property Type: House (Res) Land Size: 577 sqm approx	Agent Comments
145 Nell St GREENSBOROUGH 3088 (REI/VG) 1 1 2 Price: \$872,888 Method: Private Sale Date: 21/03/2025 Property Type: House Land Size: 569 sqm approx	Agent Comments

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



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