

# 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

163 Grimshaw Street, Greensborough VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$790,000

### Median sale price

Median price

\$726,000

Property Type

Other

Suburb

Greensborough

Period - From

24/01/2025

to

23/07/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
46 Mcdowell Street Greensborough VIC	\$785,000	13/07/2025
1/284 Grimshaw Street Watsonia North Vic 3087	\$795,000	06/07/2025
2/22 Williams Road Briar Hill VIC	\$775,000	02/05/2025

This Statement of Information was prepared on:

24/07/2025