

# 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

6/74 Nell 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 \$580,000 & \$630,000

### Median sale price

Median price \$688,000 Property Type Unit Suburb Greensborough

Period - From 29/07/2024 to 28/07/2025 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	3/50 Scotland Av GREENSBOROUGH 3088	\$640,000	16/06/2025
2	4/69 Nell St GREENSBOROUGH 3088	\$570,000	14/05/2025
3	5/69 Alexandra St GREENSBOROUGH 3088	\$621,000	30/04/2025

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:

29/07/2025 11:59

6/74 Nell Street, Greensborough Vic 3088



2   1   1

**Property Type:** Unit  
**Land Size:** 131 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median Unit Price**  
29/07/2024 - 28/07/2025: \$688,000

## Comparable Properties



**3/50 Scotland Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

2   1   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 16/06/2025  
**Property Type:** Unit



**4/69 Nell St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

2   1   1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 14/05/2025  
**Property Type:** Unit



**5/69 Alexandra St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

2   1   3

**Price:** \$621,000  
**Method:** Private Sale  
**Date:** 30/04/2025  
**Property Type:** Unit  
**Land Size:** 216 sqm approx

**Account - Ray White Eltham** | P: 03 9431 3425



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