

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

250 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,006,000 Property Type House Suburb Greensborough

Period - From 01/04/2026 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	1 Tamboon Dr GREENSBOROUGH 3088	\$845,000	01/08/2026
2	41 Brentwick Dr GREENSBOROUGH 3088	\$885,000	13/06/2026
3	180 Mountain View Rd BRIAR HILL 3088	\$790,000	18/05/2026

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:

17/09/2026 17:15



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Property Type: House
Land Size: 926 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2026: \$1,006,000

Comparable Properties



1 Tamboon Dr GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 4

Price: \$845,000
Method: Private Sale
Date: 01/08/2026
Property Type: House
Land Size: 786 sqm approx



41 Brentwick Dr GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 626 sqm approx



180 Mountain View Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 1

Price: \$790,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 596 sqm approx

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