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	3 Simmons Court, Greensborough Vic 3088

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $1,027,500 Property Type House Suburb Greensborough

Period - From 01/07/2025 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	90 Plenty River Dr GREENSBOROUGH 3088	$800,000	18/08/2026
2	3/56-58 Greenhill Rd GREENSBOROUGH 3088	$660,000	07/08/2026
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: 14/09/2026 11:47

3 Simmons Court, Greensborough Vic 3088

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Property Type:
Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
Year ending June 2026: $1,027,500

Comparable Properties



90 Plenty River Dr GREENSBOROUGH 3088 (REI)

3 1 2

Price: $800,000
Method: Private Sale
Date: 18/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



3/56-58 Greenhill Rd GREENSBOROUGH 3088 (REI)

3 2 2

Price: $660,000
Method: Private Sale
Date: 07/08/2026
Property Type: Unit

Agent Comments



180 Mountain View Rd BRIAR HILL 3088 (REI)

3 1 1

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

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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