Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	24 Howard Street, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$1,010,000	Property Type Hou	ıse	Suburb	Greensborough
Period - From 01/04/2024	to 31/03/2025	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

1	62 Poulter Av GREENSBOROUGH 3088	\$881,000	26/04/2025
2	3 Adeline St GREENSBOROUGH 3088	\$870,000	26/02/2025
3	14 Joyce Av GREENSBOROUGH 3088	\$930,000	07/02/2025

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:	20/06/2025 07:54



Date of sale



Daniel Cobern 03 9432 1444 0432 501 099 danielcobern@jelliscraig.com.au

Indicative Selling Price \$895,000 **Median House Price** Year ending March 2025: \$1,010,000



Property Type: House (Res) Land Size: 576 sqm approx

Agent Comments

Comparable Properties



62 Poulter Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

Price: \$881,000 Method: Private Sale Date: 26/04/2025

Property Type: House (Res) Land Size: 604 sqm approx



3 Adeline St GREENSBOROUGH 3088 (REI/VG)

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Agent Comments

Price: \$870,000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 836 sqm approx



14 Joyce Av GREENSBOROUGH 3088 (REI/VG)

Price: \$930,000 Method: Private Sale Date: 07/02/2025 Property Type: House Land Size: 654 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444





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