

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

24 Howard Street, Greensborough Vic 3088

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

House

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	Price	Date of sale
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



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)

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)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 07/02/2025

Property Type: House

Land Size: 654 sqm approx