

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 Ballandry Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	17 Viewgrand Way GREENSBOROUGH 3088	\$1,200,000	03/04/2025
2	12 Greenview Ct GREENSBOROUGH 3088	\$1,205,000	27/03/2025
3	265 St Helena Rd GREENSBOROUGH 3088	\$1,251,000	30/01/2025

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:

08/05/2025 12:00



4 2 2

Property Type: House (Res)
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2025: \$1,010,000

Comparable Properties



17 Viewgrand Way GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 4

Price: \$1,200,000
Method: Private Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 621 sqm approx



12 Greenview Ct GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,205,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 500 sqm approx



265 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 3 2

Price: \$1,251,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 796 sqm approx

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