Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,010,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

Price: \$1,200,000







Method: Private Sale Date: 03/04/2025

Property Type: House (Res) Land Size: 621 sqm approx

Agent Comments



12 Greenview Ct GREENSBOROUGH 3088 (REI)







Agent Comments

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)

Price: \$1,251,000







Method: Private Sale Date: 30/01/2025 Property Type: House

Land Size: 796 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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