

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

6/110-112 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Single price

\$819,000

Median sale price

Median price

\$735,750

Property Type

Unit

Suburb

Greensborough

Period - From

01/04/2025

to

30/06/2025

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	46 Mcdowell St GREENSBOROUGH 3088	\$785,000	12/07/2025
2	10b Lemon Tree La GREENSBOROUGH 3088	\$781,000	17/05/2025
3	1/6 Powley Pde WATSONIA 3087	\$780,000	07/03/2025

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:

21/07/2025 11:19

Christopher Macey
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Indicative Selling Price
\$819,000

Median Unit Price
June quarter 2025: \$735,750



3 2 2

Property Type: Unit
Agent Comments

Comparable Properties

46 Mcdowell St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$785,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)



10b Lemon Tree La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$781,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)



1/6 Powley Pde WATSONIA 3087 (REI/VG)

Agent Comments

3 2 2

Price: \$780,000
Method: Private Sale
Date: 07/03/2025
Rooms: 7
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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