

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

1/54 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Range between

\$790,000

 &

\$830,000

Median sale price

Median price

\$800,000

 Property Type

Townhouse

 Suburb

Greensborough

Period - From

11/03/2025

 to

10/03/2026

 Source

Property Data

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	2/19 Beewar St GREENSBOROUGH 3088	\$827,000	04/02/2026
2	1/102 Harborne St MACLEOD 3085	\$815,000	17/12/2025
3	2/4 Box Rd BRIAR HILL 3088	\$795,000	21/10/2025

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:

11/03/2026 08:47



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/19 Beewar St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$827,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: Townhouse (Res)

Land Size: 217 sqm approx



1/102 Harborne St MACLEOD 3085 (REI)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 324 sqm approx



2/4 Box Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 21/10/2025

Property Type: House (Res)

Land Size: 449 sqm approx