

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 3/159 Grimshaw Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$749,000 Property Type Unit Suburb Greensborough

Period - From 01/10/2025 to 31/12/2025 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	3/73-75 Nell St GREENSBOROUGH 3088	\$610,000	13/10/2025
2	3/12 Parkview Av GREENSBOROUGH 3088	\$641,000	16/09/2025
3	6/74 Nell St GREENSBOROUGH 3088	\$630,000	11/09/2025

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.~~

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Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
December quarter 2025: \$749,000



Property Type:
Agent Comments

Comparable Properties



3/73-75 Nell St GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$610,000
Method: Private Sale
Date: 13/10/2025
Property Type: House
Land Size: 250 sqm approx

3/12 Parkview Av GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$641,000
Method: Private Sale
Date: 16/09/2025
Rooms: 3
Property Type: Unit
Land Size: 105 sqm approx



6/74 Nell St GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$630,000
Method: Private Sale
Date: 11/09/2025
Property Type: Unit
Land Size: 131 sqm approx

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