

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 Birrakay Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,035,000 Property Type House Suburb Greensborough

Period - From 01/01/2025 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	20 Wanbanna Av GREENSBOROUGH 3088	\$1,160,000	05/11/2025
2	20 Crana Gr GREENSBOROUGH 3088	\$1,160,000	06/10/2025
3	62 Avandina Cr GREENSBOROUGH 3088	\$1,205,000	18/09/2025

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,035,000



4 3 2

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



20 Wanbanna Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 4 2

Price: \$1,160,000

Method: Private Sale

Date: 05/11/2025

Rooms: 6

Property Type: House (Res)

Land Size: 586 sqm approx



20 Crana Gr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

5 2 3

Price: \$1,160,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 620 sqm approx



62 Avandina Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 3

Price: \$1,205,000

Method: Private Sale

Date: 18/09/2025

Property Type: House (Res)

Land Size: 599 sqm approx

Account - Jellis Craig | P: 03 94321444