

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

182 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,600,000

 &

\$1,700,000

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	34 Hume St GREENSBOROUGH 3088	\$1,600,000	28/02/2026
2	55 Duncan Av GREENSBOROUGH 3088	\$1,610,000	09/02/2026
3			

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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Daniel Cobern
03 9432 1444
0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

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



 2  1  1

Property Type: House (Res)

Land Size: 566 sqm approx

Agent Comments

Comparable Properties



34 Hume St GREENSBOROUGH 3088 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 557 sqm approx

55 Duncan Av GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,610,000

Method: Private Sale

Date: 09/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 628 sqm approx

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.

Account - Jellis Craig | P: 03 94321444



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