

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 5 Waterford Place, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,175,000 & \$1,275,000

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	155 Plenty River Dr GREENSBOROUGH 3088	\$1,100,000	29/11/2025
2	41 Hakea St WATSONIA NORTH 3087	\$1,150,000	22/11/2025
3	48 Edmund Rice Pde WATSONIA NORTH 3087	\$1,170,000	22/11/2025

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: 17/03/2026 16:06

Frank Perri
8841 4888
0414 680 483
frankperri@jellisrcraig.com.au



5 2 2

Property Type: House
Land Size: 1120 sqm approx
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,275,000
Median House Price
Year ending December 2025: \$1,035,000

Comparable Properties



155 Plenty River Dr GREENSBOROUGH 3088 (REI/VG) [Agent Comments](#)

4 2 3

Price: \$1,100,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 670 sqm approx



41 Hakea St WATSONIA NORTH 3087 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 616 sqm approx



48 Edmund Rice Pde WATSONIA NORTH 3087 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,170,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 771 sqm approx

Account - Jellis Craig | P: 03 8841 4888