

# 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

50 Killarney Ridge, Greensborough Vic 3088
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,450,000
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 & 

\$1,550,000
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### Median sale price

Median price 

\$1,032,750
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 Property Type 

House
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 Suburb 

Greensborough
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Period - From 

13/03/2025
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 to 

12/03/2026
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 Source 

Property Data
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### 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 Sophie PI GREENSBOROUGH 3088	\$1,470,000	21/02/2026
2	14 Maloney Rise BUNDOORA 3083	\$1,561,000	27/01/2026
3	102 Edmund Rice Pde BUNDOORA 3083	\$1,530,000	29/10/2025

**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: 

13/03/2026 13:24
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5 3 2

**Rooms:** 9

**Property Type:** House

**Land Size:** 738 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

13/03/2025 - 12/03/2026: \$1,032,750

## Comparable Properties



**2 Sophie PI GREENSBOROUGH 3088 (REI)**

Agent Comments

5 3 2

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 528 sqm approx



**14 Maloney Rise BUNDOORA 3083 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,561,000

**Method:** Private Sale

**Date:** 27/01/2026

**Property Type:** House

**Land Size:** 538 sqm approx



**102 Edmund Rice Pde BUNDOORA 3083 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 29/10/2025

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 963 sqm approx

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