

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 90 Albion Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

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 Heacham Rd ELTHAM NORTH 3095	\$1,010,000	26/02/2026
2	3 Tracey Pl GREENSBOROUGH 3088	\$1,035,000	13/12/2025
3	43 Albion Cr GREENSBOROUGH 3088	\$1,050,000	27/11/2025

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.~~

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Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

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



Property Type:

Agent Comments

Comparable Properties



20 Heacham Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 26/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 791 sqm approx



3 Tracey Pl GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,035,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 931 sqm approx



43 Albion Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: House (Res)

Land Size: 1601 sqm approx

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