

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

178 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$850,000 & \$890,000

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	30 Louis St GREENSBOROUGH 3088	\$840,000	07/02/2026
2	67 Hume St GREENSBOROUGH 3088	\$898,000	16/12/2025
3	9 Shaylor Ct GREENSBOROUGH 3088	\$875,000	14/03/2026

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:

07/04/2026 14:20



 3  1  1

Property Type: House (Res)

Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median House Price

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

Comparable Properties

30 Louis St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$840,000

Method:

Date: 07/02/2026

Property Type: House

67 Hume St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$898,000

Method:

Date: 16/12/2025

Property Type: House



9 Shaylor Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$875,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 667 sqm approx

Account - VICPROP | P: 03 8888 1011