

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

12 Glen Valley Court, Greensborough Vic 3088
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Indicative selling price

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

Range between

\$795,000

 &

\$870,000

Median sale price

Median price

\$1,030,000

 Property Type

House

 Suburb

Greensborough

Period - From

01/10/2025

 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	227a Para Rd GREENSBOROUGH 3088	\$700,000	22/12/2025
3	35 Yando St GREENSBOROUGH 3088	\$895,000	27/10/2025

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:

31/03/2026 14:14



 3  1  2

Property Type: House
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$795,000 - \$870,000
Median House Price
 December quarter 2025: \$1,030,000

Comparable Properties

30 Louis St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  1

Price: \$840,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 644 sqm approx



227a Para Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  1

Price: \$700,000
Method: Private Sale
Date: 22/12/2025
Property Type: House (Res)
Land Size: 441 sqm approx



35 Yando St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$895,000
Method: Private Sale
Date: 27/10/2025
Property Type: House
Land Size: 557 sqm approx

Account - Barry Plant | P: (03) 9431 1243



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