

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 8 Dwyer Place, Greensborough Vic 3088

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Greensborough

Period - From 04/04/2025 to 03/04/2026 Source Property Data

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 | 7 Warrool Ct GREENSBOROUGH 3088 | \$882,500 | 10/02/2026 |
| 2 | 8 Saxon Ct GREENSBOROUGH 3088 | \$830,000 | 24/11/2025 |
| 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.~~

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Indicative Selling Price

\$790,000 - \$850,000

Median House Price

04/04/2025 - 03/04/2026: \$1,025,000



 3  2  2

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



7 Warrool Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$882,500

Method: Private Sale

Date: 10/02/2026

Property Type: House

Land Size: 707 sqm approx



8 Saxon Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  3

Price: \$830,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 406 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 - Jellis Craig | P: 03 94321444