

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

2/148 NELL STREET GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

2/19 BEEWAR STREET GREENSBOROUGH VIC 3088	\$827,000	01-Feb-26
1/191 ELDER STREET GREENSBOROUGH VIC 3088	\$830,000	28-Feb-26
3/20 WILLIAMS ROAD BRIAR HILL VIC 3088	\$826,000	19-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 09 April 2026


**2/19 BEEWAR STREET
GREENSBOROUGH VIC 3088**
 2
  1
  1

 Sold Price **\$827,000** Sold Date **01-Feb-26**

 Distance **0.29km**

**1/191 ELDER STREET
GREENSBOROUGH VIC 3088**
 2
  1
  1

 Sold Price ^{RS} **\$830,000** Sold Date **28-Feb-26**

 Distance **1.11km**

**3/20 WILLIAMS ROAD BRIAR HILL
VIC 3088**
 2
  1
  1

 Sold Price ^{RS} **\$826,000** Sold Date **19-Mar-26**

 Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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