

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

19 Warralong Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$930,000 & \$990,000

Median sale price

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

Period - From 21/04/2025 to 20/04/2026 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	231 Nell St.W WATSONIA 3087	\$925,000	07/03/2026
2	142 Elder St GREENSBOROUGH 3088	\$970,000	16/01/2026
3	21 Curtis Av WATSONIA 3087	\$950,000	06/12/2025

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:

21/04/2026 07:57

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Indicative Selling Price

\$930,000 - \$990,000

Median House Price

21/04/2025 - 20/04/2026: \$1,025,000



Property Type:

Agent Comments

Comparable Properties



231 Nell St.W WATSONIA 3087 (REI)

Agent Comments



Price: \$925,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 622 sqm approx



142 Elder St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 16/01/2026

Rooms: 4

Property Type: House (Res)

Land Size: 613 sqm approx



21 Curtis Av WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 639 sqm approx

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