

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

10 Rand Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Greensborough

Period - From 01/01/2026 to 31/03/2026 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	3 Birrakay Ct GREENSBOROUGH 3088	\$1,222,500	20/03/2026
2	1 Marong Ct GREENSBOROUGH 3088	\$1,285,000	11/03/2026
3	5 Karee Ct GREENSBOROUGH 3088	\$1,160,000	26/02/2026

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:

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4 2 1

Property Type: House (Res)
Land Size: 1230 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000

Median House Price
March quarter 2026: \$1,060,000

Comparable Properties



3 Birrakay Ct GREENSBOROUGH 3088 (REI)

Agent Comments

4 3 2

Price: \$1,222,500
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 608 sqm approx



1 Marong Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,285,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: House (Res)
Land Size: 839 sqm approx



5 Karee Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,160,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 1018 sqm approx

Account - Jellis Craig | P: 03 94321444