

# 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 36 Tamboon Drive, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,180,000

### 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	2 Marong Ct GREENSBOROUGH 3088	\$1,151,000	03/03/2026
2	56 Avandina Cr GREENSBOROUGH 3088	\$1,100,000	01/12/2025
3	22 Allumba Dr ST HELENA 3088	\$1,101,000	15/10/2025

**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**

\$1,100,000 - \$1,180,000

**Median House Price**

March quarter 2026: \$1,060,000



**Property Type:**

Agent Comments

## Comparable Properties



**2 Marong Ct GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$1,151,000

**Method:** Private Sale

**Date:** 03/03/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 956 sqm approx



**56 Avandina Cr GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** House

**Land Size:** 536 sqm approx



**22 Allumba Dr ST HELENA 3088 (REI/VG)**

Agent Comments



**Price:** \$1,101,000

**Method:** Private Sale

**Date:** 15/10/2025

**Property Type:** House (Res)

**Land Size:** 655 sqm approx