

# 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 39 Scotland Avenue, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,035,000 Property Type House Suburb Greensborough

Period - From 01/01/2025 to 31/12/2025 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	93 Plenty La GREENSBOROUGH 3088	\$1,213,500	05/11/2025
2	25 De Blonay Cr GREENSBOROUGH 3088	\$1,365,000	22/10/2025
3	89 Corowa Cr GREENSBOROUGH 3088	\$1,295,000	13/10/2025

**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.~~

This Statement of Information was prepared on: 19/02/2026 11:43



**Property Type:** House (Res)

**Land Size:** 914 sqm approx

Agent Comments

## Comparable Properties



**93 Plenty La GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$1,213,500

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**25 De Blonay Cr GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$1,365,000

**Method:** Private Sale

**Date:** 22/10/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1093 sqm approx



**89 Corowa Cr GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 13/10/2025

**Property Type:** House

**Land Size:** 887 sqm approx