

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

3 Elsie Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	20 Scotland Av GREENSBOROUGH 3088	\$1,060,000	14/02/2026
2	17 Temby St WATSONIA 3087	\$1,280,000	07/11/2025
3	56 Warralong Av GREENSBOROUGH 3088	\$1,100,000	29/10/2025

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:

17/02/2026 12:02



Property Type:

Agent Comments

Comparable Properties



20 Scotland Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)



17 Temby St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: House (Res)

Land Size: 537 sqm approx



56 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 643 sqm approx