

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

1/28 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Greensborough

Period - From

09/02/2025

to

08/02/2026

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	4/45 Para Rd MONTMORENCY 3094	\$620,000	06/11/2025
2	1/50 Warwick Rd GREENSBOROUGH 3088	\$615,000	25/10/2025
3	1/69 Nell St GREENSBOROUGH 3088	\$620,000	28/08/2025

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:

09/02/2026 12:17

Daniel Cobern
03 9432 1444
0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

09/02/2025 - 08/02/2026: \$705,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



4/45 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  2

Price: \$620,000

Method: Private Sale

Date: 06/11/2025

Property Type: Unit

Land Size: 135 sqm approx



1/50 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$615,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit



1/69 Nell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 28/08/2025

Property Type: Unit

Account - Jellis Craig | P: 03 94321444