

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

12/194 St Helena Road, Greensborough VIC 3088

Indicative selling price

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

Range between

\$850,000

&

\$910,000

Median sale price

Median price

\$767,000

Property Type

Other

Suburb

Greensborough

Period - From

04/08/2025

to

03/02/2026

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
4/38 Warwick Road, Greensborough VIC 3088	\$910,000	17/10/2025
1/93 Karingal Drive, Briar Hill VIC 3088	\$905,000	08/10/2025

This Statement of Information was prepared on:

05/02/2026

12/194 St Helena Road, Greensborough VIC 3088



 3  3  2

Property Type: Unit

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Indicative Selling Price

\$850,000 - \$910,000

Median House Price

Year ending February 2026: \$767,000

Comparable Properties

4/38 Warwick Road, Greensborough VIC 3088

 0  0  0

Price: \$910,000

Date: 17/10/2025

Property Type:

Land Size:

1/93 Karingal Drive, Briar Hill VIC 3088

 0  0  0

Price: \$905,000

Date: 08/10/2025

Property Type:

Land Size:

Account - Morrison Kleeman Greensborough | P: 9435 7666



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