

# 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

17 Shaylor Court, 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 \$1,200,000 & \$1,300,000

### 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	22 Warruga PI GREENSBOROUGH 3088	\$1,260,000	22/11/2025
2	191 Hickling Av GREENSBOROUGH 3088	\$1,200,000	21/11/2025
3	93 Plenty La GREENSBOROUGH 3088	\$1,213,500	05/11/2025

**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:

04/02/2026 10:37



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**Property Type:** House  
**Land Size:** 559 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 Year ending December 2025: \$1,035,000

## Comparable Properties



**22 Warruga PI GREENSBOROUGH 3088 (REI)**

[Agent Comments](#)

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**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**191 Hickling Av GREENSBOROUGH 3088 (REI)**

[Agent Comments](#)

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



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

[Agent Comments](#)

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**Price:** \$1,213,500  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx

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