

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 3/15 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$749,000 Property Type Unit Suburb Greensborough

Period - From 01/10/2025 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	3/11 Warwick Rd GREENSBOROUGH 3088	\$831,000	27/11/2025
2	2/6 Graeme Av MONTMORENCY 3094	\$859,000	22/11/2025
3	2/7 Campbell Rd BRIAR HILL 3088	\$875,000	20/10/2025

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.~~

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Ben Flannagan
03 9432 1444
0403 591 678

benflannagan@jelliscraig.com.au

Indicative Selling Price

\$830,000 - \$890,000

Median Unit Price

December quarter 2025: \$749,000



Property Type:

Agent Comments

Comparable Properties



3/11 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$831,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit



2/6 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$859,000

Method: Private Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 187 sqm approx



2/7 Campbell Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 20/10/2025

Rooms: 5

Property Type: Unit

Account - Jellis Craig | P: 03 94321444