

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

25 Nulgarrah Crescent, Greensborough VIC 3088

Indicative selling price

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

Single price

\$1,120,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Greensborough

Period - From

27/07/2025

to

26/01/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
32 Yaralla Crescent St Helena VIC	\$1,125,000	10/09/2025
30 Manatunga Circuit Greensborough VIC	\$1,130,000	30/08/2025
17 Melville Drive Greensborough VIC	\$1,124,000	21/08/2025

This Statement of Information was prepared on:

27/01/2026