

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 9 Donald Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,021,250 Property Type House Suburb Greensborough

Period - From 26/02/2025 to 25/02/2026 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	54 Alexandra St GREENSBOROUGH 3088	\$950,000	18/12/2025
2	67 Hume St GREENSBOROUGH 3088	\$898,000	16/12/2025
3	35 Yando St GREENSBOROUGH 3088	\$895,000	27/10/2025

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.~~

This Statement of Information was prepared on: 26/02/2026 09:55

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 3  1  2

Rooms: 6

Property Type: House (Res)

Land Size: 521 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

26/02/2025 - 25/02/2026: \$1,021,250

Comparable Properties



54 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 985 sqm approx

67 Hume St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$898,000

Method: Auction Sale

Date: 16/12/2025

Property Type: House (Res)

Land Size: 930 sqm approx



35 Yando St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$895,000

Method: Private Sale

Date: 27/10/2025

Property Type: House

Land Size: 557 sqm approx

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