

# 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 8 Acworth 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 \$875,000 & \$950,000

### 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	17 Wanbanna Av GREENSBOROUGH 3088	\$975,000	25/11/2025
2	12 Jarrah Ct GREENSBOROUGH 3088	\$885,000	19/09/2025
3	5 St Helena Rd GREENSBOROUGH 3088	\$850,000	21/08/2025

**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: 29/01/2026 12:42

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**Indicative Selling Price**

\$875,000 - \$950,000

**Median House Price**

Year ending December 2025: \$1,035,000



 3    2    1

**Property Type:** House

**Land Size:** 592 sqm approx

**Agent Comments**

## Comparable Properties



**17 Wanbanna Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$975,000

**Method:** Private Sale

**Date:** 25/11/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**12 Jarrah Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 19/09/2025

**Property Type:** House (Res)

**Land Size:** 530 sqm approx



**5 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 21/08/2025

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 830 sqm approx

**Account - Jellis Craig** | P: 03 94321444