

# 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

185 Plenty River Drive, Greensborough Vic 3088
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,100,000
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 & 

\$1,200,000
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### Median sale price

Median price 

\$1,025,000
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 Property Type 

House
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 Suburb 

Greensborough
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Period - From 

01/10/2024
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 to 

30/09/2025
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 Source 

REIV
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### 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	155 Plenty River Dr GREENSBOROUGH 3088	\$1,100,000	29/11/2025
2	20 Wanbanna Av GREENSBOROUGH 3088	\$1,160,000	05/11/2025
3	62 Avandina Cr GREENSBOROUGH 3088	\$1,205,000	18/09/2025

**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: 

03/12/2025 16:40
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Dean Wolfe  
94321444  
0402316333  
deanwolfe@jellisrcraig.com.au



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**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending September 2025: \$1,025,000

## Comparable Properties



**155 Plenty River Dr GREENSBOROUGH 3088 (REI)**

[Agent Comments](#)

 4    2    3

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx



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

[Agent Comments](#)

 4    4    2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**62 Avandina Cr GREENSBOROUGH 3088 (REI)**

[Agent Comments](#)

 4    2    3

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 18/09/2025  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx

Account - Jellis Craig | P: 03 94321444