

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

7 Hope Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	40-42 Leach St BRIAR HILL 3088	\$1,100,000	24/11/2025
2	54-56 Leach St BRIAR HILL 3088	\$987,000	24/11/2025
3	9 Hyacinth St BRIAR HILL 3088	\$1,030,000	31/10/2025

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:

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

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



Property Type:

Agent Comments

Comparable Properties



40-42 Leach St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 862 sqm approx



54-56 Leach St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$987,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 1004 sqm approx



9 Hyacinth St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 792 sqm approx

Account - Jellis Craig | P: 03 94321444