

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 47 Kempston Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,030,000 Property Type House Suburb Greensborough

Period - From 01/10/2025 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	41 Hakea St WATSONIA NORTH 3087	\$1,150,000	22/11/2025
2	22 Warruga Pl GREENSBOROUGH 3088	\$1,260,000	22/11/2025
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.~~

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Dean Wolfe
94321444
0402316333

deanwolfe@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2025: \$1,030,000



4 3 2

Property Type: House (Res)

Land Size: 928 sqm approx

Agent Comments

Comparable Properties



41 Hakea St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 616 sqm approx



22 Warruga PI GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Private Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 581 sqm approx



62 Avandina Cr GREENSBOROUGH 3088 (REI/VG)

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