

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

10 Spring Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$855,000

&

\$940,000

Median sale price

Median price

\$1,030,000

Property Type

House

Suburb

Greensborough

Period - From

01/07/2025

to

30/09/2025

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	167 St Helena Rd GREENSBOROUGH 3088	\$925,000	18/09/2025
2	1/81 Alexandra St GREENSBOROUGH 3088	\$912,000	23/08/2025
3	20 Fernside Av BRIAR HILL 3088	\$905,000	29/07/2025

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:

28/10/2025 13:57

10 Spring Street, Greensborough Vic 3088



Property Type:
Agent Comments

Indicative Selling Price
\$855,000 - \$940,000
Median House Price
September quarter 2025: \$1,030,000

Comparable Properties



167 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 881 sqm approx



1/81 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$912,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit
Land Size: 281 sqm approx



20 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 356 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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