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	10 Spring Street, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,030,000	Pro	perty 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

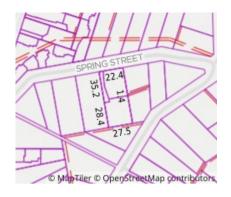
Add	dress of comparable property	Price	Date of sale
1	167 St Helena Rd GREENSBOROUGH 3088	\$925,000	18/09/2025
2	1/81 Alexandra St GREENSBOROUGH 3088	\$912,000	23/08/2025
3	20 Fernside Av BRIAR HILL 3088	\$905,000	29/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







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)

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



1/81 Alexandra St GREENSBOROUGH 3088 (REI)

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Price: \$912,000 Method: Auction Sale Date: 23/08/2025 Property Type: Unit

Land Size: 281 sqm approx

Agent Comments



20 Fernside Av BRIAR HILL 3088 (REI)

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

Account - Ray White Eltham | P: 03 9431 3425



