

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 25 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Greensborough

Period - From 01/01/2026 to 31/03/2026 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 | 43 Alexandra St GREENSBOROUGH 3088 | \$935,500 | 20/12/2025 |
| 2 | 9 Calrossie Av MONTMORENCY 3094 | \$900,000 | 16/12/2025 |
| 3 | | | |

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: 22/05/2026 16:03



Property Type: House (Res)

Land Size: 863 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2026: \$1,060,000

Comparable Properties



43 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$935,500

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 956 sqm approx



9 Calrossie Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 1110 sqm approx

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.