

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

2 Akima Close, Greensborough Vic 3088

Indicative selling price

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

Range between \$870,000

&

\$940,000

Median sale price

Median price \$1,020,000

Property Type House

Suburb Greensborough

Period - From 03/08/2025

to

02/08/2026

Source

Property Data

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	56 Booyan Cr GREENSBOROUGH 3088	\$930,000	29/06/2026
2	25 Pinehills Dr GREENSBOROUGH 3088	\$915,000	02/06/2026
3	8 Dwyer Pl GREENSBOROUGH 3088	\$925,000	18/04/2026

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:

03/08/2026 11:42

Daniel Cobern

03 9432 1444

0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$870,000 - \$940,000

Median House Price

03/08/2025 - 02/08/2026: \$1,020,000



 3  2  2

Property Type: House (Res)

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



56 Booyan Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 29/06/2026

Property Type: House

Land Size: 834 sqm approx



25 Pinehills Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$915,000

Method: Private Sale

Date: 02/06/2026

Property Type: House (Res)

Land Size: 548 sqm approx



8 Dwyer Pl GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$925,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 534 sqm approx

Account - Jellis Craig | P: 03 94321444