

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 Toombarra Place, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,035,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2025

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 | 12 Terrigal PI GREENSBOROUGH 3088 | \$1,420,500 | 06/12/2025 |
| 2 | 10 Sarah Ct ELTHAM NORTH 3095 | \$1,391,000 | 24/11/2025 |
| 3 | 32 Patrick Cl GREENSBOROUGH 3088 | \$1,340,000 | 15/11/2025 |

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:

19/01/2026 14:40

Pina Kara
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4 3 2

Rooms: 7
Property Type: House
Land Size: 870 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2025: \$1,035,000

Comparable Properties



12 Terrigal PI GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,420,500
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 792 sqm approx



10 Sarah Ct ELTHAM NORTH 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,391,000
Method: Private Sale
Date: 24/11/2025
Rooms: 7
Property Type: House (Res)
Land Size: 792 sqm approx



32 Patrick CI GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192