

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 2 Toombarra Place, Greensborough Vic 3088
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 CI 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:

Pina Kara
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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)



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

Agent Comments



10 Sarah Ct ELTHAM NORTH 3095 (REI)



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

Agent Comments



32 Patrick Ct GREENSBOROUGH 3088 (REI)



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

Agent Comments

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