

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

1/7 Ester Street, Greensborough Vic 3088

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$729,000

Property Type Unit

Suburb Greensborough

Period - From 01/07/2025

to 30/06/2026

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	2/60 Warwick Rd GREENSBOROUGH 3088	\$700,000	23/06/2026
2	8/83 Nell St GREENSBOROUGH 3088	\$675,000	26/03/2026
3	1/28 Warwick Rd GREENSBOROUGH 3088	\$677,000	24/02/2026

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:

15/07/2026 12:30



Property Type: Unit

Agent Comments

Comparable Properties



2/60 Warwick Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 23/06/2026

Property Type: Unit



8/83 Nell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 26/03/2026

Rooms: 3

Property Type: Unit



1/28 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$677,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: Unit