

# 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

19 Mcdowell Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,040,000

### 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	54 Alexandra St GREENSBOROUGH 3088	\$950,000	18/12/2025
3	10 Parkview Av GREENSBOROUGH 3088	\$1,040,000	13/12/2025

**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:

13/05/2026 16:17

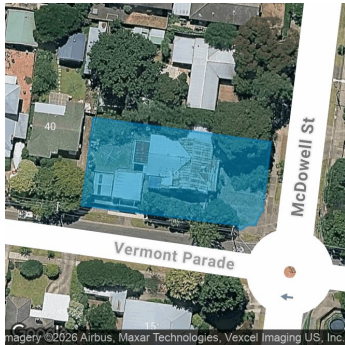
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**Indicative Selling Price**

\$950,000 - \$1,040,000

**Median House Price**

March quarter 2026: \$1,060,000



**Property Type:** House

**Land Size:** 840 sqm approx

Agent Comments

## 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



**54 Alexandra St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** House

**Land Size:** 985 sqm approx



**10 Parkview Av GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

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