

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

3 ALEX COURT GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Greensborough

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

19 MCDOWELL STREET GREENSBOROUGH VIC 3088	\$1,030,000	05-Jun-26
16 LONDON COURT GREENSBOROUGH VIC 3088	\$1,007,000	01-Jun-26

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 6 months.

This Statement of Information was prepared on: 27 July 2026



**19 MCDOWELL STREET
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,030,000** Sold Date **05-Jun-26**

Distance **1.54km**



**16 LONDON COURT
GREENSBOROUGH VIC 3088**

 5  3  1

Sold Price **\$1,007,000** Sold Date **01-Jun-26**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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