

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

LOT 21/14 PEBBLE STREET GREENVALE VIC 3059

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2024

to

31 Aug 2025

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

157 BLOSSOM DRIVE GREENVALE VIC 3059	\$1,210,000	23-Jun-25
20 HALLCROFT ROAD GREENVALE VIC 3059	\$1,210,000	22-Aug-25
29 CRESTWOOD ROAD GREENVALE VIC 3059	\$1,062,500	05-Apr-25

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.~~

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**157 BLOSSOM DRIVE GREENVALE
VIC 3059**

4 3 2

Sold Price

\$1,210,000

Sold Date

23-Jun-25

Distance

1.12km



**20 HALLCROFT ROAD
GREENVALE VIC 3059**

4 3 2

Sold Price

^{RS} **\$1,210,000**

Sold Date

22-Aug-25

Distance

1.82km



**29 CRESTWOOD ROAD
GREENVALE VIC 3059**

4 3 2

Sold Price

\$1,062,500

Sold Date

05-Apr-25

Distance

1.93km



**2 PALMASTON DRIVE GREENVALE
VIC 3059**

4 3 2

Sold Price

\$1,120,000

Sold Date

27-May-25

Distance

2.04km



**8 GALILEO PLACE GREENVALE
VIC 3059**

4 3 2

Sold Price

\$1,100,000

Sold Date

02-Jun-25

Distance

2.61km

RS = Recent sale

UN = Undisclosed Sale

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