

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

2 LEAFVIEW DRIVE 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

\$873,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$898,000

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2025

to

31 Aug 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

3 PARKDALE STREET GREENVALE VIC 3059	\$870,000	14-May-26
4 MALKARI CIRCUIT GREENVALE VIC 3059	\$968,000	25-Jul-26
8 SKYLARK ROAD GREENVALE VIC 3059	\$920,000	27-Apr-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: 25 September 2026



Priscilla Selloyee

M 0435978759

E priscillaselloyee@maisonreal.com.au



3 PARKDALE STREET GREENVALE VIC 3059

4 2 2

Sold Price

\$870,000

Sold Date

14-May-26

Distance

0.49km



4 MALKARI CIRCUIT GREENVALE VIC 3059

4 3 2

Sold Price

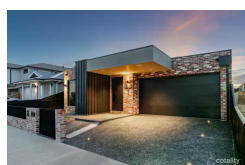
\$968,000

Sold Date

25-Jul-26

Distance

0.63km



8 SKYLARK ROAD GREENVALE VIC 3059

4 2 2

Sold Price

\$920,000

Sold Date

27-Apr-26

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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