

## 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

9 FENWAY ROAD GREENVALE VIC 3059

### Indicative selling price

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

Single Price

\$1,070,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2025

to

31 Mar 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

8 EASTRIDGE STREET GREENVALE VIC 3059	\$1,080,000	22-Nov-25
26 PEBBLE STREET GREENVALE VIC 3059	\$1,090,000	09-Feb-26
11 TORINO AVENUE GREENVALE VIC 3059	\$1,015,000	29-Nov-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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**8 EASTRIDGE STREET GREENVALE** Sold Price **\$1,080,000** Sold Date **22-Nov-25**  
VIC 3059

4 2 2

Distance **0.34km**



**26 PEBBLE STREET GREENVALE** Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **09-Feb-26**  
VIC 3059

4 3 2

Distance **0.82km**



**11 TORINO AVENUE GREENVALE** Sold Price **\$1,015,000** Sold Date **29-Nov-25**  
VIC 3059

4 2 2

Distance **0.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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