

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

13 MCGUIRE COURT 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

\$1,099,000

&

\$1,105,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2024

to

31 Oct 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

5 DARVELL COURT GREENVALE VIC 3059	\$1,150,000	07-Nov-25
50 EDARA CIRCUIT GREENVALE VIC 3059	\$1,105,500	08-Nov-25
647 SOMERTON ROAD GREENVALE VIC 3059	\$1,110,000	17-Oct-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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**5 DARVELL COURT GREENVALE
VIC 3059**

4 2 3

Sold Price ^{RS} **\$1,150,000** Sold Date **07-Nov-25**

Distance **0.77km**



**50 EDARA CIRCUIT GREENVALE
VIC 3059**

5 3 2

Sold Price ^{RS} **\$1,105,500** Sold Date **08-Nov-25**

Distance **1.69km**



**647 SOMERTON ROAD
GREENVALE VIC 3059**

4 2 2

Sold Price ^{RS} **\$1,110,000** Sold Date **17-Oct-25**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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