

## 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

50 EDARA CIRCUIT GREENVALE VIC 3059

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Oct 2024

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 AVISHA WAY GREENVALE VIC 3059      | \$916,000 | 24-May-25 |
| 68 HILLVIEW ROAD GREENVALE VIC 3059   | \$960,000 | 05-Sep-25 |
| 3 HONEY FLOWER WAY GREENVALE VIC 3059 | \$893,000 | 31-May-25 |

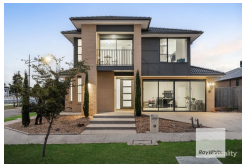
OR

**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.~~

This Statement of Information was prepared on: 08 October 2025



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**18 AVISHA WAY GREENVALE VIC 3059**

5 2 2

Sold Price **\$916,000** Sold Date **24-May-25**

Distance **1.57km**



**68 HILLVIEW ROAD GREENVALE VIC 3059**

4 2 2

Sold Price <sup>RS</sup> **\$960,000** Sold Date **05-Sep-25**

Distance **1.76km**



**3 HONEY FLOWER WAY GREENVALE VIC 3059**

4 2 2

Sold Price **\$893,000** Sold Date **31-May-25**

Distance **1.79km**

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

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