

## 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

23 PONY DRIVE 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

or range  
between

\$796,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Greenvale

Period-from

01 Jan 2025

to

31 Dec 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 9 HENNA AVENUE GREENVALE VIC 3059    | \$848,000 | 19-Nov-25 |
| 12 WENLYAN DRIVE GREENVALE VIC 3059  | \$845,000 | 18-Oct-25 |
| 13 HOWREN TERRACE GREENVALE VIC 3059 | \$810,000 | 12-Sep-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.~~

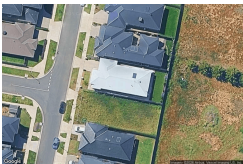
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9 HENNA AVENUE GREENVALE VIC 3059  
Sold Price \$848,000 Sold Date 19-Nov-25  
Distance 1.28km

4 2 2



12 WENLYAN DRIVE GREENVALE VIC 3059  
Sold Price \$845,000 Sold Date 18-Oct-25  
Distance 0.37km

4 2 2



13 HOWREN TERRACE GREENVALE VIC 3059  
Sold Price \$810,000 Sold Date 12-Sep-25  
Distance 1.81km

4 2 2

RS = Recent sale UN = Undisclosed Sale

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