

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

3 SAFFRON STREET 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

\$800,000

&

\$840,000

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

174 BLOSSOM DRIVE GREENVALE VIC 3059	\$828,000	21-Mar-26
18 SAFFRON STREET GREENVALE VIC 3059	\$880,000	02-Aug-25
24 BERYL CRESCENT GREENVALE VIC 3059	\$815,000	04-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.~~

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174 BLOSSOM DRIVE GREENVALE Sold Price ^{RS} **\$828,000** Sold Date **21-Mar-26**
VIC 3059
Distance **0.08km**

4 2 2



18 SAFFRON STREET GREENVALE Sold Price **\$880,000** Sold Date **02-Aug-25**
VIC 3059 Distance **0.13km**

4 2 2



24 BERYL CRESCENT GREENVALE Sold Price ^{RS} **\$815,000** Sold Date **04-Apr-26**
VIC 3059 Distance **0.27km**

4 2 2



46 MALKARI CIRCUIT GREENVALE Sold Price **\$847,500** Sold Date **24-Feb-26**
VIC 3059 Distance **0.48km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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