

## 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

21 GLENMORE PLACE 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

\$1,050,000

&

\$1,150,000

### 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

5 DARVELL COURT GREENVALE VIC 3059	\$1,150,000	07-Nov-25
5 SKUSE COURT GREENVALE VIC 3059	\$1,150,500	21-Feb-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.

This Statement of Information was prepared on: 20 April 2026



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**5 DARVELL COURT GREENVALE  
VIC 3059**

4 2 3

Sold Price **\$1,150,000** Sold Date **07-Nov-25**

Distance **0.26km**



**5 SKUSE COURT GREENVALE VIC  
3059**

4 2 2

Sold Price <sup>RS</sup> **\$1,150,500** Sold Date **21-Feb-26**

Distance **0.26km**

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

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