

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 (*Delete single price or range as applicable)

Single Price

\$1,260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,500

Property type

House

Suburb

Greenvale

Period-from

01 May 2025

to

30 Apr 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 WINSTER COURT GREENVALE VIC 3059	1285000	25-Oct-25
7 KENSINGTON COURT GREENVALE VIC 3059	1270000	06-Mar-26
5 SKENE COURT GREENVALE VIC 3059	1260000	29-Nov-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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Amin Halabi
 P 93094888
 M 0401789004
 E ahalabi@ypa.com.au



5 WINSTER COURT GREENVALE VIC 3059

4 3 4

Sold Price **1285000** Sold Date **25-Oct-25**

Distance **0.94km**



7 KENSINGTON COURT GREENVALE VIC 3059

4 2 2

Sold Price ^{RS}**1270000** Sold Date **06-Mar-26**

Distance **1.22km**



5 SKENE COURT GREENVALE VIC 3059

4 2 2

Sold Price **1260000** Sold Date **29-Nov-25**

Distance **0.65km**



5 BRAE COURT GREENVALE VIC 3059

5 4 2

Sold Price ^{RS}**1273000** Sold Date **01-May-26**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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