

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

3/93 DUNFERMLINE AVENUE 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

\$539,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2025

to

31 Jan 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

3/16 INVERIE COURT GREENVALE VIC 3059	\$642,000	25-Oct-25
1/114 ROKEWOOD CRESCENT MEADOW HEIGHTS VIC 3048	\$530,000	22-Sep-25
2/6 DUTTON COURT MEADOW HEIGHTS VIC 3048	\$515,000	30-Oct-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: 01 February 2026



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**3/16 INVERIE COURT GREENVALE
VIC 3059**

3 2 2

Sold Price **\$642,000** Sold Date **25-Oct-25**

Distance **1.02km**



**1/114 ROKEWOOD CRESCENT
MEADOW HEIGHTS VIC 3048**

2 1 1

Sold Price **\$530,000** Sold Date **22-Sep-25**

Distance **0.57km**



**2/6 DUTTON COURT MEADOW
HEIGHTS VIC 3048**

3 2 1

Sold Price **\$515,000** Sold Date **30-Oct-25**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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