

## 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

9 CONTROL STREET 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

\$780,000

&

\$820,000

### 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 CONTROL STREET GREENVALE VIC 3059	\$805,000	14-Mar-26
7 CONTROL STREET GREENVALE VIC 3059	\$770,000	20-Mar-25
6 ASTRONOMY STREET GREENVALE VIC 3059	\$825,000	16-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.~~

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Alex Jaafar

M 0424242737

E Alexj@ypa.com.au



**5 CONTROL STREET GREENVALE  
VIC 3059**

4 3 1

Sold Price

**\$805,000**

Sold Date

**14-Mar-26**

Distance

**0.03km**



**7 CONTROL STREET GREENVALE  
VIC 3059**

4 2 2

Sold Price

**\$770,000**

Sold Date

**20-Mar-25**

Distance

**0.01km**



**6 ASTRONOMY STREET  
GREENVALE VIC 3059**

4 2 2

Sold Price

**\$825,000**

Sold Date

**16-Oct-25**

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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