

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

16 LOBELIA WAY 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

\$798,888

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,500

Property type

House

Suburb

Greenvale

Period-from

01 Aug 2025

to

31 Jul 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

1 TALENCE STREET GREENVALE VIC 3059	\$830,000	03-Aug-26
46 MALKARI CIRCUIT GREENVALE VIC 3059	\$847,500	24-Feb-26
13 CARRAMAR WAY GREENVALE VIC 3059	\$820,000	06-Jul-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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**1 TALENCE STREET GREENVALE
VIC 3059**

4 2 2

Sold Price

^{RS} **\$830,000** Sold Date **03-Aug-26**

Distance **0.67km**



**46 MALKARI CIRCUIT GREENVALE
VIC 3059**

4 2 2

Sold Price

\$847,500 Sold Date **24-Feb-26**

Distance **0.46km**



**13 CARRAMAR WAY GREENVALE
VIC 3059**

4 2 2

Sold Price

\$820,000 Sold Date **06-Jul-26**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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