

## 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

92 KIRKHAM DRIVE 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 BALLYMENA STREET GREENVALE VIC 3059	\$1,230,000	21-Sep-24
18 BRECHIN COURT GREENVALE VIC 3059	\$1,270,500	29-Oct-24
4 FERNYHILL COURT GREENVALE VIC 3059	\$1,216,000	30-Nov-24

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: 17 February 2025



### 3 BALLYMENA STREET GREENVALE VIC 3059

4 2 2

Sold Price **\$1,230,000** Sold Date **21-Sep-24**

Distance **0.32km**



### 18 BRECHIN COURT GREENVALE VIC 3059

4 2 2

Sold Price **\$1,270,500** Sold Date **29-Oct-24**

Distance **1.91km**



### 4 FERNYHILL COURT GREENVALE VIC 3059

4 3 2

Sold Price <sup>RS</sup> **\$1,216,000** Sold Date **30-Nov-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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