

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

1 CANDLEBARK DRIVE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Oct 2024

to

30 Sep 2025

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

4 KALORAMA STREET GREENVALE VIC 3059	\$920,000	19-Aug-25
44 SERENDIP CRESCENT GREENVALE VIC 3059	\$861,000	14-Apr-25
8 CHEETHAM TERRACE GREENVALE VIC 3059	\$920,500	02-Sep-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: 14 October 2025



4 KALORAMA STREET GREENVALE Sold Price **\$920,000** Sold Date **19-Aug-25**
VIC 3059

 4  2  3

Distance **0.12km**



44 SERENDIP CRESCENT Sold Price **\$861,000** Sold Date **14-Apr-25**
GREENVALE VIC 3059

 4  2  2

Distance **0.27km**



8 CHEETHAM TERRACE Sold Price ^{RS} **\$920,500** Sold Date **02-Sep-25**
GREENVALE VIC 3059

 4  2  2

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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