

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

11 Lavinia Street, Greenvale Vic 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

Median price \$875,000 Property Type House Suburb Greenvale

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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	32 Parkdale St GREENVALE 3059	\$650,000	17/07/2025
2	12 Straw Flower Cirt GREENVALE 3059	\$640,000	14/05/2025
3	28 Flourish Cirt GREENVALE 3059	\$655,000	03/05/2025

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 six months.~~

This Statement of Information was prepared on:

30/07/2025 16:44



Property Type: House (Res)
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending June 2025: \$875,000

Comparable Properties



32 Parkdale St GREENVALE 3059 (REI)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 17/07/2025
Property Type: House (Res)



12 Straw Flower Cirt GREENVALE 3059 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 14/05/2025
Property Type: House (Res)
Land Size: 336 sqm approx



28 Flourish Cirt GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 261 sqm approx

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