

## 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

12 BUTTERCUP 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2024

to

31 Oct 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

9 BERYL CRESCENT GREENVALE VIC 3059	\$912,000	08-Nov-25
62 MATTINA CIRCUIT GREENVALE VIC 3059	\$950,000	13-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.

This Statement of Information was prepared on: 20 November 2025


**9 BERYL CRESCENT GREENVALE  
VIC 3059**

Sold Price

<sup>RS</sup>
**\$912,000**

Sold Date

**08-Nov-25**
 4
  2
  2

Distance

**1.66km**

**62 MATTINA CIRCUIT GREENVALE  
VIC 3059**

Sold Price

**\$950,000**

Sold Date

**13-Oct-25**
 4
  2
  2

Distance

**1.87km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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