

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

15A Witton Court, Greenvale Vic 3059

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$585,000

Property Type Unit

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	62 Napoli Cirt GREENVALE 3059	\$570,000	02/04/2025
2	23 Banksia PI MEADOW HEIGHTS 3048	\$540,000	13/03/2025
3	15b Witton Ct GREENVALE 3059	\$525,000	08/02/2025

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:

10/07/2025 15:09



Property Type:
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median Unit Price
Year ending June 2025: \$585,000

Comparable Properties



62 Napoli Cirt GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$570,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: Townhouse (Res)
Land Size: 144 sqm approx



23 Banksia PI MEADOW HEIGHTS 3048 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 383 sqm approx



15b Witton Ct GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 08/02/2025
Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372