

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

2 HALSHAM COURT 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

\$785,000

&

\$835,000

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

3 GRASMERE COURT GREENVALE VIC 3059	\$828,000	13-Sep-25
35 CASTLEHILL AVENUE GREENVALE VIC 3059	\$810,000	19-May-25
74 CLARE BOULEVARD GREENVALE VIC 3059	\$840,000	03-Jul-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: 22 October 2025



**3 GRASMERE COURT GREENVALE
VIC 3059**

3 2 2

Sold Price

RS

\$828,000

Sold Date

13-Sep-25

Distance

0.19km



**35 CASTLEHILL AVENUE
GREENVALE VIC 3059**

4 2 2

Sold Price

\$810,000

Sold Date

19-May-25

Distance

1.98km



**74 CLARE BOULEVARD
GREENVALE VIC 3059**

3 2 2

Sold Price

\$840,000

Sold Date

03-Jul-25

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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