

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

23 KOOMBA CRESCENT 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Greenvale

Period-from

01 Aug 2024

to

31 Jul 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

7 CONTROL STREET GREENVALE VIC 3059	770000	20-Mar-25
24 ORDINAL WAY GREENVALE VIC 3059	860000	05-Aug-25
12 BEECHWORTH AVENUE GREENVALE VIC 3059	810000	28-Apr-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: 13 August 2025



7 CONTROL STREET GREENVALE VIC 3059

Sold Price

770000

Sold Date **20-Mar-25**

4 2 2

Distance **0.34km**



24 ORDINAL WAY GREENVALE VIC 3059

Sold Price

^{RS} **860000**

Sold Date **05-Aug-25**

4 2 2

Distance **0.44km**



12 BEECHWORTH AVENUE GREENVALE VIC 3059

Sold Price

810000

Sold Date **28-Apr-25**

4 2 2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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