

## 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

27 PEBBLE STREET 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

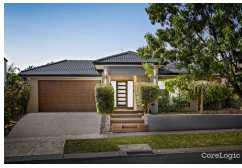
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 19 NAXOS ROAD GREENVALE VIC 3059    | \$860,000 | 08-Feb-25 |
| 33 ARKOSE STREET GREENVALE VIC 3059 | \$870,000 | 02-Feb-25 |
| 5 SASH STREET GREENVALE VIC 3059    | \$850,000 | 20-Nov-24 |

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: 26 March 2025



**19 NAXOS ROAD GREENVALE VIC 3059**

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**08-Feb-25**



4



2



2

Distance

**1.11km**



**33 ARKOSE STREET GREENVALE VIC 3059**

Sold Price

**\$870,000**

Sold Date

**02-Feb-25**



4



2



2

Distance

**1.13km**



**5 SASH STREET GREENVALE VIC 3059**

Sold Price

**\$850,000**

Sold Date

**20-Nov-24**



4



3



2

Distance

**1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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